



12 Buckden Close, Chelmsley Wood, B37 5JW

£285,000

Well presented three storey property in the popular location of Chelmsley Wood. In brief the property comprises entrance hallway, lounge diner, kitchen, three bedrooms, master with en-suite, family bathroom, garden, off road parking and garage. The property also benefits from double glazing & central heating (both where specified)

Approach

Pathway to front door and off road parking to side.



Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and spotlights to ceiling.



Lounge/Diner

23'3 x 12'2 (7.09m x 3.71m)

Bifold doors to rear, skylight, radiator and spot lights to ceiling.



Kitchen

10 (max) x 5'3 (3.05m (max) x 1.60m)

Double glazed window to front, wall base and drawer units, integrated electric stainless steel oven and gas hob with extractor over, integrated dishwasher, wine cooler, plumbing for washing machine, under cupboard lights, concealed boiler, radiator and spot lights to ceiling.



First Floor Landing

Storage cupboard and ceiling light point.



Bedroom Two

12'2 x 8'7 (3.71m x 2.62m)

Two double glazed windows to front, storage cupboard, radiator and ceiling light point.



Bedroom Three

12'2 x 8'7 (3.71m x 2.62m)

Double glazed window to rear, radiator and ceiling light point.



Family Bathroom

Panel bath with mixer tap and shower over, low level w/c, hand wash basin in vanity unit, stainless steel heated towel rail, extractor fan and ceiling light point.



Second Floor Landing

Ceiling light point.

Master Bedroom

17'9 max x 12'1 (5.41m max x 3.68m)
(Restricted head height) Double glazed dormer window to front, fitted wardrobes, loft access, radiator and ceiling light point



Ensuite

Skylight, shower cubicle, pedestal hand wash basin, low level w/c, shaver point, extractor fan and spotlights to ceiling.



Rear Garden

Patio area, laid to lawn, enclosed to neighbouring boards and gated rear access.



Garage

16'6 x 8 min (5.03m x 2.44m min)
Up and over door to front.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C
EPC Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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