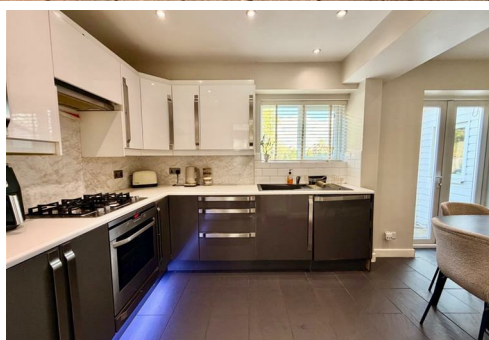




57 Digby Drive, Birmingham, B37 7DX

Offers over £325,000

Semi detached property in the popular location of Marston Green. In brief the property comprises entrance hallway, lounge, kitchen diner, covered side passage, three bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing & central heating (both where specified)

Approach

Driveway providing off road parking.



Porch

Double glazed doors and windows to front.

Hallway

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

Lounge

11'01 plus recess x 13'10 (3.38m plus recess x 4.22m)
Double glazed window to front, pocket doors, two radiators, spot lights to ceiling and ceiling light point.



Kitchen

8'03 x 17'05 (2.51m x 5.31m)

Double glazed French doors and double glazed window to rear, door to side, wall base and drawer units, sink with drainer and mixer tap, integrated oven and hob with extractor over, space for white goods, radiator, spot lights to ceiling and ceiling light point.



Side Passage

Double glazed door to front, door to rear, three light points and coal store.

Landing

Double glazed window to side, loft access and ceiling light point.

Bedroom One

9'00 x 11'06 (2.74m x 3.51m)

Double glazed window to front, built in wardrobes, radiator and ceiling light point.



Bedroom Two

9'01 x 10'11 (2.77m x 3.33m)

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



Bedroom Three

8'01 x 8'03 (2.46m x 2.51m)

Double glazed window to front, built in storage, radiator anchors ceiling light point.



Bathroom

7'05 x 8'04 (2.26m x 2.54m)

Double glazed obscured window to rear, bath with shower over, low level w/c, hand wash basin, storage cupboard, heated towel rail, radiator and spot lights to ceiling.



Rear Garden

Block paved patio, area laid to lawn and enclosed to neighbouring boundaries.



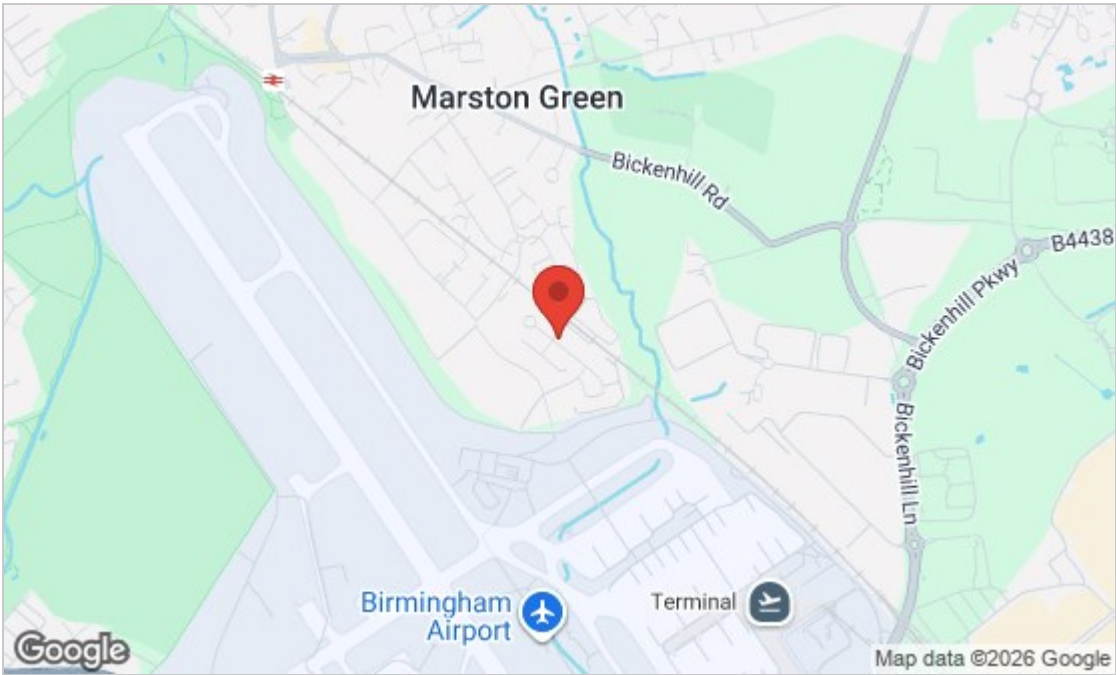
Further Information

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		85
(81-91) B		
(69-80) C	71	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.