



## 15 Homestead Road, Birmingham, B33 0US

**£260,000**

Well presented terrace property in the popular location of Birmingham. In brief the property comprises entrance hallway, lounge diner, kitchen, conservatory, downstairs wc, three bedrooms, bathroom, front and rear gardens and off road parking. The property also benefits from double glazing and central heating (both where specified)

## Approach

Driveway providing off road parking.



## Entrance Hallway

Stairs to first floor accommodation, two radiators and two ceiling lights points.

## Lounge

14'2" x 11'6" (4.32m x 3.51m)

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



## Dining Area

7'3" x 8'03" (2.21m x 2.51m)

Double glazed French doors to rear, radiator and ceiling light point.

## Downstairs WC

Low level wc

## Landing

Ceiling light point, storage cupboard and access to loft.

## Bedroom One

14'2" x 11'5" (4.32m x 3.48m)

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



## Bedroom Two

7'8" x 14'1" (2.34m x 4.29m)

Double glazed window to rear, built in storage and ceiling light point.



## Bedroom Three

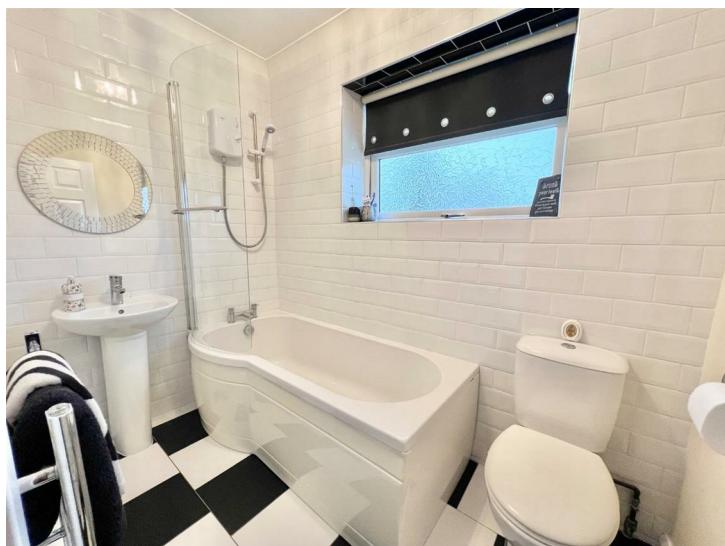
7'9" x 8'8" (2.36m x 2.64m)

Double glazed window to front, storage cupboard, radiator and ceiling light point.



## Bathroom

Bath with shower over, low level wc, wash hand basin, heated towel rail, ceiling light point and double glazed window to rear.



## Rear Garden

Paved patio area, mainly laid to lawn and enclosed to 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.

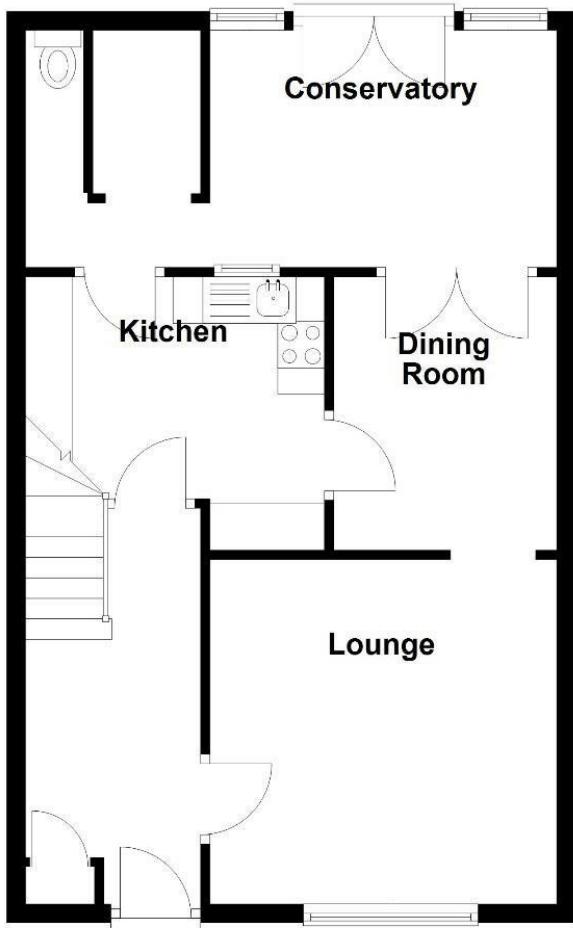
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: B

EPC Rating: C

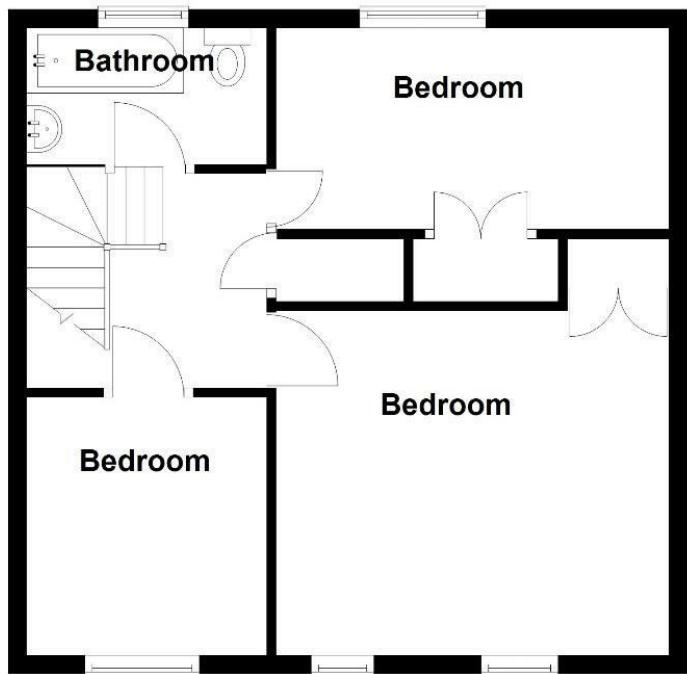
## Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)

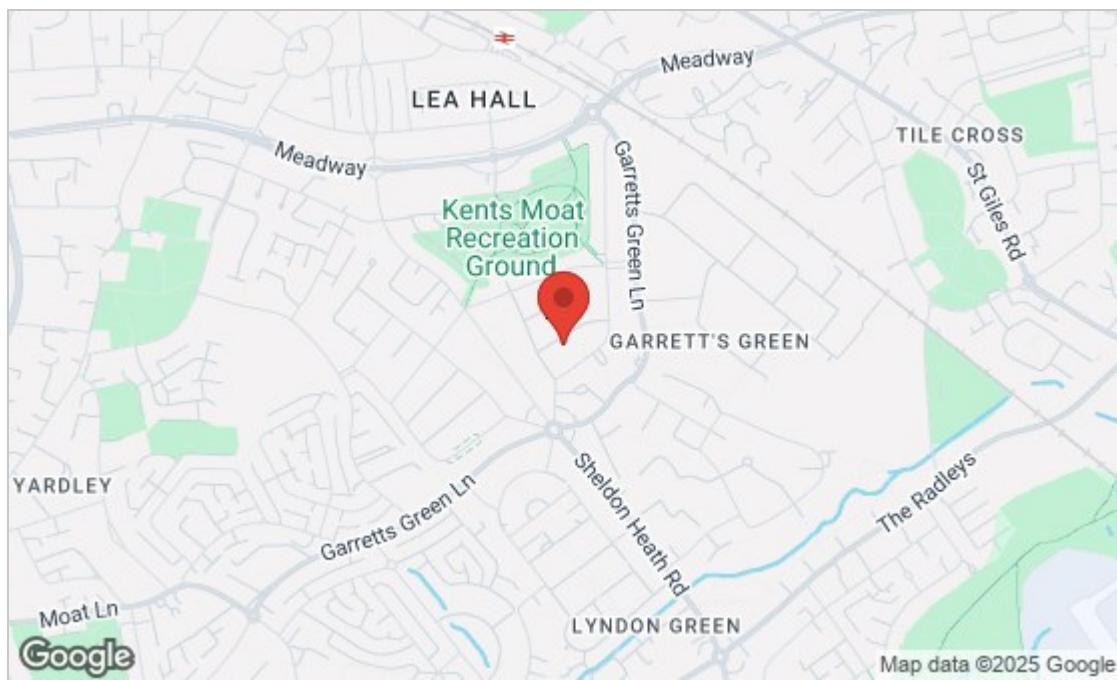


## First Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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