



9 Teesdale Avenue, Birmingham, B34 6JQ

Offers over £305,000

This well presented extended semi detached home situated in a popular residential location briefly comprises porch, hallway, lounge, kitchen/diner, conservatory, three double bedrooms and family bathroom. There is a driveway to the front and an enclosed rear garden. This property must be viewed and is an ideal family home!

Approach

Via driveway with off road parking, partially block paved and area laid to stones.

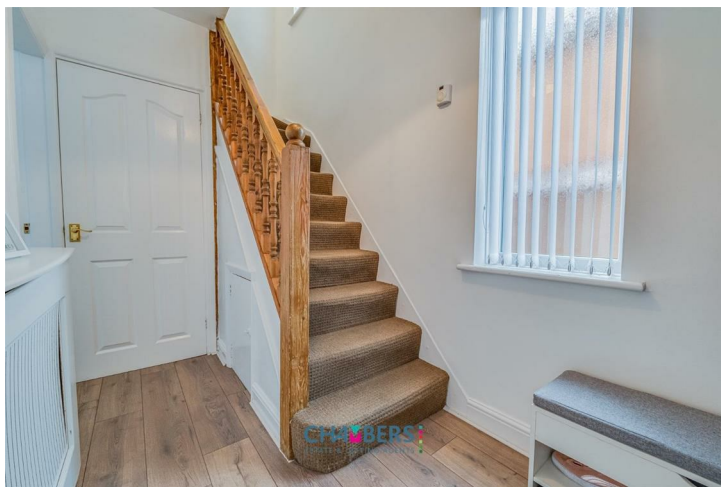


Porch

Double glazed windows and door to front, double glazed windows to side.

Hallway

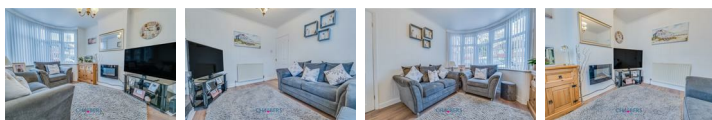
Double glazed window to side, door to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



Lounge

12'09 into bay x 9'11 (3.89m into bay x 3.02m)

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



Dining Room

10'00 max x 12'02 (3.05m max x 3.71m)

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



Kitchen

17'10 max x 6'04 (5.44m max x 1.93m)

Double glazed window to rear, wall base and drawer units, space for cooker, extractor hood, space for white goods, sink with drainer and mixer tap, wall mounted central heating boiler, pantry and two ceiling light points.



Conservatory

10'05 x 9'00 (3.18m x 2.74m)

Double glazed windows with French doors to the rear garden and ceiling light point.



Side Storage

7'00 x 8'00 (2.13m x 2.44m)

Door to front and rear.



Landing

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



Bedroom One

8'00 to wardrobes x 8'00 (2.44m to wardrobes x 2.44m)

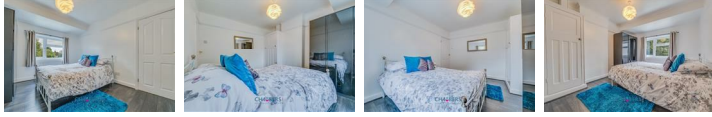
Double glazed bay window to front, built in wardrobes, radiator and ceiling light point.



Bedroom Two

12'02 x 10'00 max (3.71m x 3.05m max)

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



Bedroom Three

6'04 max x 14'11 (1.93m max x 4.55m)

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



Bathroom

Double glazed obscured window to front, panel bath with shower over, low level w/c, hand wash basin, radiator and ceiling light point.



Rear Garden

Two patio areas, area laid to lawn, borders with mature shrubs and enclosed to neighbouring boundaries.



Further Information

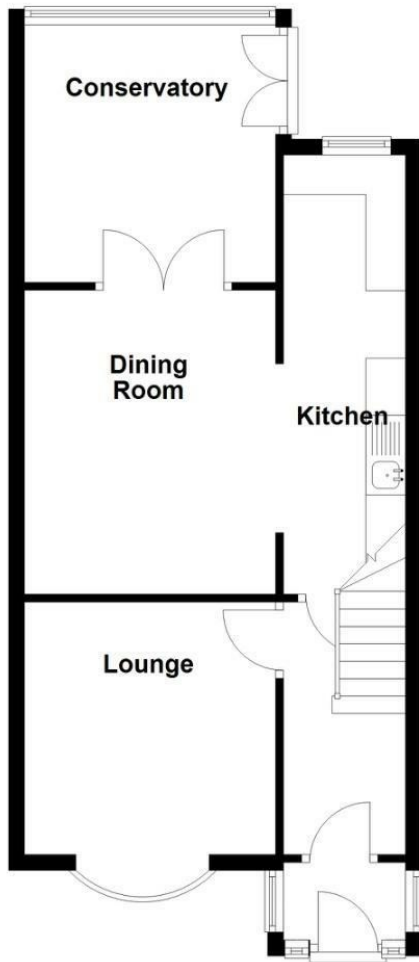
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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 - D

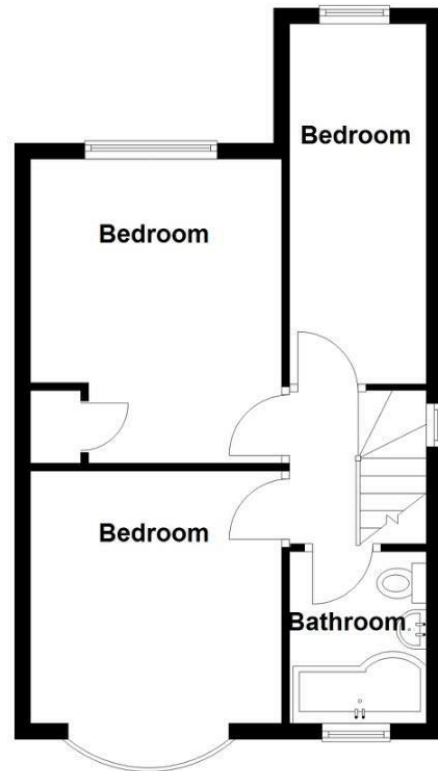
Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)

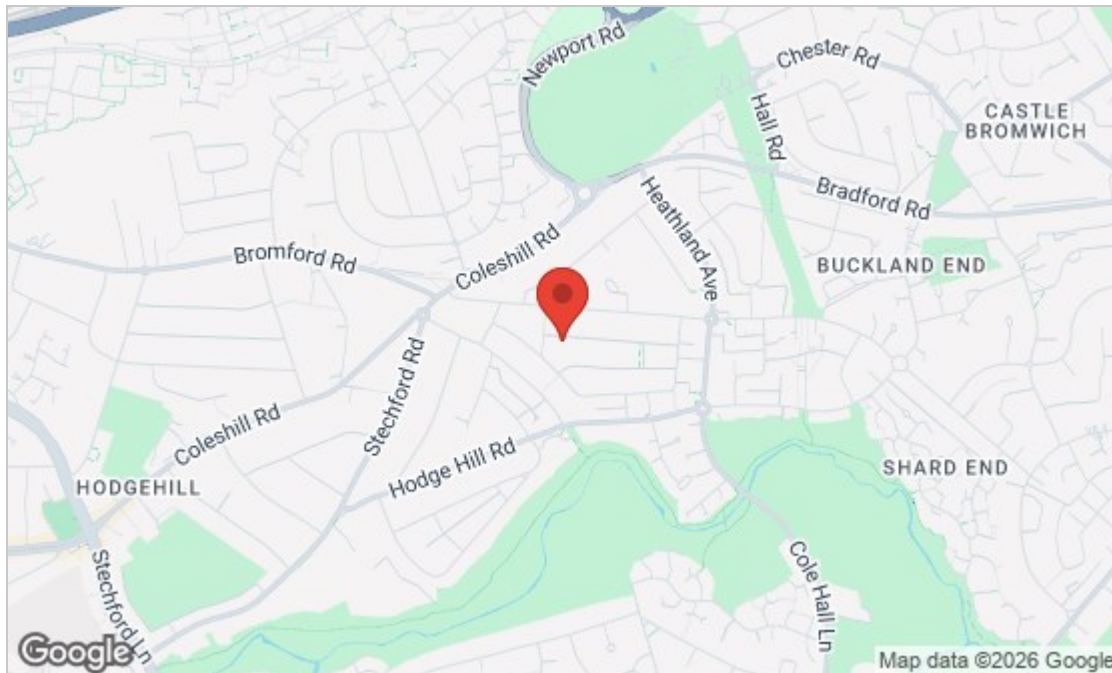


First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 88.5 sq. metres (952.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net