



88 Lanchester Way, Birmingham, B36 9JL

£210,000

This well presented mid terrace briefly comprises porch, hallway, lounge, kitchen/diner, downstairs w/c, two bedrooms and family bathroom. There is an enclosed rear garden and a block paved driveway. This property would make a lovely family home ! Call now to view !

Approach

Via block paved driveway with off-road parking leading to front door.



Porch

Double glazed window to front, double glazed door to side, EV charging point to external wall, storage cupboard and ceiling light point.

Hallway

Double glazed door to front, stairs leading to first floor accommodation, radiator and ceiling light point.



Lounge

15'10 x 13'0 (4.83m x 3.96m)

Double glazed French doors to rear garden, radiator and two ceiling light points.



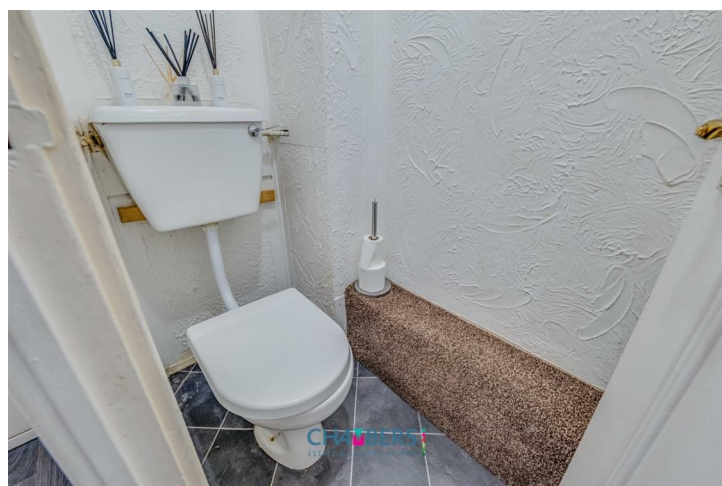
Office

Double glazed obscured window to side and ceiling light point.



Downstairs W/C

Window to porch, low level W/C, hand wash basin and ceiling light point.



Kitchen/Diner

16'2 x 9'5 (4.93m x 2.87m)

Double glazed window to front, wall base and drawer units, 1 1/2 stainless steel sink with drainer and mixer tap, integrated electric oven, integrated electric hob with extractor over, integrated dishwasher, space for white goods, radiator and two ceiling light points.



Landing

Loft access, storage cupboard concealing wall mounted central heating boiler and ceiling light point.

Bedroom One

13'8 x 9'8 (4.17m x 2.95m)

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



Bedroom Two

8'8 x 12'7 (2.64m x 3.84m)

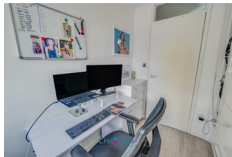
Double glazed window to rear, built in wardrobes, radiator and ceiling light point.



Bedroom Three

6'11 x 9'8 (2.11m x 2.95m)

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



Bathroom

Double glazed obscured window to front, low level W/C, P shaped bath with electric shower over, pedestal hand wash basin, heated towel rail and spot lights to ceiling.



Rear Garden

Decked patio area, mainly 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

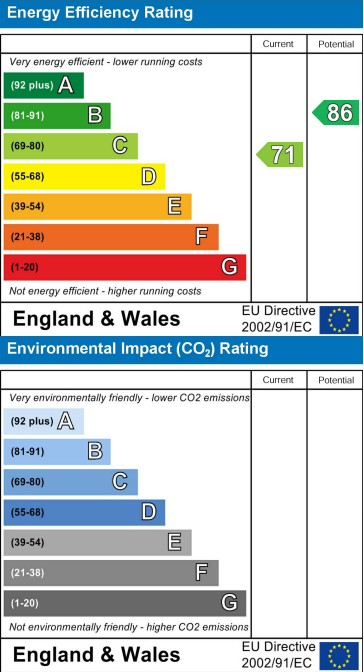
be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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

We believe this property to be of non standard construction (Bryant System 2)

Council Tax Band: A

EPC Rating: C



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.