



86 Fillingham Close, Birmingham, B37 7TE

£185,000

This end terraced property in brief compromises of lounge, kitchen/diner, three bedrooms, shower room, front and rear gardens, garage and off road parking. Also benefits from no Upward Chain.

Approach

Mainly laid to lawn, driveway to garage and path leading to front door.



Hallway

Double glazed door and window to front, stairs to first floor accommodation, radiator and two ceiling light points.



Lounge

Double glazed window to rear, radiator and two ceiling light points.



Kitchen / Diner

Double glazed window to front, wall base and drawer units, stainless steel sink with drainer and mixer tap, space for cooker, space for white goods, radiator and two ceiling light points.



Inner Hall

Double glazed door and window to rear and ceiling light point.



Landing

Two storage cupboards, one concealing wall mounted boiler, loft access and ceiling light point.

Bedroom One

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



Bedroom Two

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



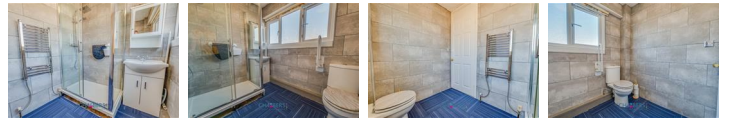
Bedroom Three

Double glazed window to rear radiator and ceiling light point.



Shower Room

Double glazed obscured window to rear, low level W/C, shower enclosure, hand wash basin with storage, heated towel rail and ceiling light point.



Rear Garden

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



Garage

Up and Over door.

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 Wallframe.

Council Tax Band - B

EPC Rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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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