

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Chaffcombe Road, Birmingham | Offers Over £300,000

**** BEAUTIFULLY PRESENTED SEMI DETACHED HOME ** DOUBLE STORY REAR EXTENSION ** THREE BEDROOMS ** SOUGHT AFTER LOCATION ** VIRTUAL TOUR AVAILABLE ** FOUR CAR REAR GARAGE ** SOLAR PANELS ****

AN OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY PRESENTED EXTENDED FAMILY HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION IN SHELDON ! PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!! This semi detached house is accessed via a DRIVEWAY providing parking for two vehicles and leading to a double glazed entrance porch, the accommodation comprises:- LOUNGE & DINING ROOM, EXTENDED BREAKFAST KITCHEN with built in appliances, GUEST W.C and utility area, CONSERVATORY and private rear garden LARGE FOUR CAR REAR GARAGE. To the first floor MASTER BEDROOM WITH BALCONY over looking Sheldon Country Park., TWO FURTHER BEDROOMS AND FAMILY BATHROOM.

The property benefits from central heating and double glazing both where specified.
THIS IS A MUST SEE PROPERTY :
CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating B

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Approach

Access is gained via dropped curb with driveway leading to

Porch

With front door leading to

Lounge

Triple glazed window to front double glazed window side three central heating radiators stairs to floor and doors too;

Breakfast Kitchen

Double glazed door to conservatory door to side double glazed window to rear fitted with a range of wall base and drawer units with worksurface sink and drainer with mixer tap oven hob extractor fridge freezer dishwasher and central heating radiator.

Utility

Plumbing for washing machine wash hand basin and door to;

W.C

Low-level WC

Conservatory

Double glazed door, two side double glazed double doors to rear double glazed windows to side and rear.

Covered side passage

Door to front and door to garden

FIRST FLOOR

Landing

Double glazed window to side loft access airing cupboard and doors off;

Master Bedroom

Double glaze door balcony double glazed window to rear fitted wardrobe and central heating radiator.

Bedroom Two

Double glazed window to rear central heating radiator and double glazed window to side.

Bedroom Three

Double glazed window to front central heating radiator and fitted wardrobes

Family Bathroom

Double plate frosted window to front suite comprising of panelled bath with shower over low-level WC heated towel rail and tiled walls.

Outside

Rear Garden

Enclosed rear garden being mainly laid to lawn with access garage.

Garage

26'6 x 20 (7.92m'1.83m x 6.10m)

With power light and up and over door.

