

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Chichester Grove, Chelmsley wood, Birmingham, B37 5RZ

Asking Price £185,000





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**\*\* NO UPWARD CHAIN \*\* IN NEED OF WORK \*\* GREAT SIZE PROPERTY \*\* CUL-DE-SAC \*\***

This semi-detached property is set in a cul-de-sac location and offers a DRIVEWAY for one vehicle with a garden area to one side. Enclosed entrance porch, THREE reception rooms, a kitchen, INTEGRAL GARAGE, and a private rear garden to the ground floor. To the first floor there are THREE BEDROOMS all able to accommodate double beds, one has an EN-SUITE WC, and two have fitted bedroom units. The property also benefits from a four piece family bathroom. Energy Efficiency Rating:- Awaiting

### **Front Garden/Driveway**

Low wall to the front and to one side retaining a garden laid mainly to lawn with a block paved driveway to the side providing off road parking for one vehicle and giving access to the garage area. Access gate to one side of the property giving direct access through to the rear garden area, a lantern style light to the side of the glazed front door giving access to:-

### **Entrance Porch**

**4'10" x 3'10" (1.47m x 1.17m )**

Enclosed entrance porch with a window to the front, internal door to the side allowing access to the garage area, and panelling to approximately half height of the walls. Further door allowing access to:-

### **Lounge**

**22'2" x 14'11" max 10'11" min (6.76m x 4.55m max 3.33m min)**

Double glazed bow window to the front, three radiators, stairs rising to the first floor landing area with open space below. Decorative beams to the walls and to the ceiling area. Modern style fire place with an electric fire inset. Glazed double doors to the rear with a

matching height glazed panel to the side through into the rear reception room. Decorative Glass door to the side allowing access to:-

### **Dining Room**

**10'11" x 6'3" (3.33m x 1.91m)**

Decorative beams to the ceiling and a decorative plate shelf above the glass door entrance area. Dresser style unit to one wall consisting of a tiled top and back, storage below, display cabinets above, plate rack, and wine rack. Opening to the front into the garage area, wood effect flooring, step down within the opening to the rear into:-

### **Kitchen**

**10'10" x 10'7" (3.30m x 3.23m)**

Range of walk mounted and floor standing base units with display units incorporated. Tile top work surfaces extending to create a breakfast bar area, and incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of a doubler eye level oven, four burner gas hob and an extractor above. Decorative beams to the ceiling, lighting inset to a suspended canopy over the breakfast bar area, and a radiator.

Quarry style tiling to the floor area, window to the rear and a stable design door also to the rear allowing access to the lean to, further glazed door to the side into:-

### **Reception Room**

**11'7" x 11'2" (3.53m x 3.40m)**

Window to the rear, decorative coving finish and a decorative ceiling rose to the ceiling area.

### **Lean To**

**10'11" x 2'6" (3.33m x 0.76m)**

Partly brick built with timber windows over (needs some TLC) outside tap, plumbing for a washing machine, door to the side allowing access to the rear garden.

### **Garage**

**20'2" x 7'10" (6.15m x 2.39m)**

Door to the side into the entrance porch area, opening to the rear into the dining room area, lighting, electric supply and double doors to the front allowing access to/from the front driveway area.

## **FIRST FLOOR**







Landing

Decorative coving finish and ceiling rose to the ceiling area, doors to:-

Bedroom One

13' x 10'8" (3.96m x 3.25m)

Double glazed window to the front, radiator, fitted bedroom units consisting of a double wardrobe, single wardrobe and further single storage cupboards/wardrobes either side of the bed area with over head units above, decorative archway display units below the overhead units either side of the bed area. Three drawer bedside tables either side of the bed area. One double wardrobe, one double tall boy with a six drawer chest below. Dressing table area with a mirror over, and a three drawer chest to one side. Loft access, radiator, and decorative coving finish to the ceiling area and a decorative ceiling rose.

Bedroom Two

12'11" x 7'11" (3.94m x 2.41m)

Double glazed window to the front, radiator, built in storage cupboard/wardrobe situated over the stairs. Storage cupboard housing a boiler, a decorative half height niche also situated over the stairs acting as a dressing table area and a radiator.

Bedroom Three

10'8" x 8'9" (3.25m x 2.67m )

Double glazed window to the rear, radiator, wood flooring, and fitted wardrobes consisting of a double wardrobe with overhead units above either side of a three drawer chest with a mirror over and further over head unit creating a dressing table area.

Bathroom

8'4" x 5'9" (2.54m x 1.75m)

Suite comprised of a panelled bath with ornate mixer tap shower over, shower enclosure inset to an alcove area, low flush WC and a wash hand basin inset to a stone effect topped vanity unit providing storage below. Tiling to the walls with decorative picture tiles and dado effect tile inset. Ladder style radiator, spotlights inset to the ceiling, light up plaster niche over the WC area, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a garden area which is in the process of being cleared. Fence borders with an access gate to the side allowing access to the shared side entrance area.

