



smarthomes

Chaffcombe Road

Sheldon, Birmingham

- A Semi-Detached Family Property
- Three Bedrooms
- Spacious Lounge & Kitchen/Diner
- Extensive Southerly Facing Rear Garden

£240,000

Current EPC Rating - 16
Current Council Tax Band - C





Property Description

A semi-detached family home requiring internal modernisation but benefiting from no upward chain. Offering accommodation comprising a spacious lounge, kitchen/diner, lean to utility, three bedrooms, family bathroom, extensive Southerly facing rear garden, garage and driveway parking

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges
Current council tax band – C



Rooms & Measurements

Spacious Lounge to Front 6.1m x 3.4m (20'0" x 11'1")

Kitchen/Diner to Rear 4.5m x 2.5m (14'9" x 8'2")

Lean To Utility 2.8m x 1.8m (9'2" x 5'10")

Bedroom One to Front 3.8m x 2.5m (12'5" x 8'2")

Bedroom Two to Rear 4.2m x 2.1m plus wardrobes
(13'9" x 6'10" plus wardrobes)

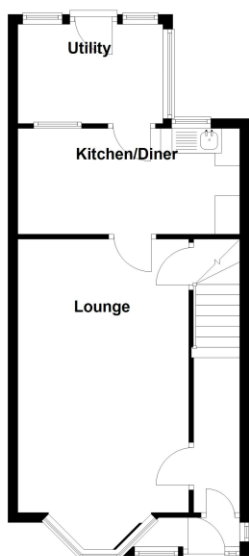
Bedroom Three to Front 2.6m x 1.9m (8'6" x 6'2")

Family Bathroom to Rear 2.5m x 1.6m (8'2" x 5'2")

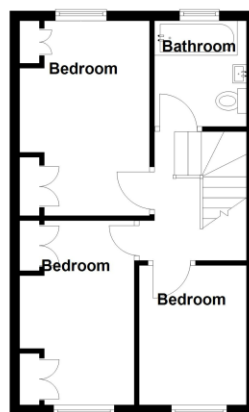
Garage 4.8m x 2.6m (15'8" x 8'6")



Ground Floor
Approx. 461.2 sq. feet



First Floor
Approx. 386.0 sq. feet



Total area: approx. 847.2 sq. feet

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.