



Chances Street, BIRMINGHAM B16 0QB

welcome to

Chances Street, BIRMINGHAM

*** BEAUTIFULLY PRESENTED THROUGHOUT *** FOUR DOUBLE BEDROOMS *** EN-SUITE *** FAMILY BATHROOM *** MODERN LIVING ***
DRIVEWAY *** GARAGE ***

Agent Note

This property is council tax band D.

Front Garden

Steps up to front door with bars either side for safety, gravelled garden, small canopy over front door.

Entrance Hall

Front door leads into entrance hall. Stairs to first floor, storage cupboard, doors to Kitchen/diner, Lounge, Living room & w/c. Laminate flooring, central heating radiator.

Kitchen/Diner

16' 7" x 10' 3" (5.05m x 3.12m)
Double glazed window to front, and patio door to rear garden, fitted kitchen with a range of wall & base units with drawers and worktops over, integrated gas hob & oven with cooker hood over, plumbing for washing machine and dishwasher, space for dining table & chairs, space for American fridge freezer, ceiling spotlights and ceiling light connection, central heating radiator, tiles to splash-back, tiled floor, ceramic sink & drainer with mixer tap.

Lounge

13' 9" x 11' 9" (4.19m x 3.58m)
Double glazed windows to front & side, ceiling light connection, carpet, central heating radiator, wall mounted shelves.

Living Room

16' 8" x 9' 9" (5.08m x 2.97m)
Double glazed window to rear & side and double patio doors to rear garden, carpet, ceiling light connection, central heating radiator, wall mounted shelves.

W/C

6' 7" x 3' 11" (2.01m x 1.19m)
Low level flush w/c, wash hand basin.

Landing

Double glazed window to rear, ceiling light connection, carpet, storage cupboard, doors to all four bedrooms & family bathroom.

Bedroom 1

11' 2" x 10' 4" (3.40m x 3.15m)
Double glazed windows to front & side, ceiling light connection, central heating radiator, carpet, built in wardrobes, door to en-suite.

En-Suite

Double glazed frosted window to front, part tiled walls, shower cubical, low level flush w/c, wash hand basin with mixer tap, wall mounted cabinet.

Bedroom 2

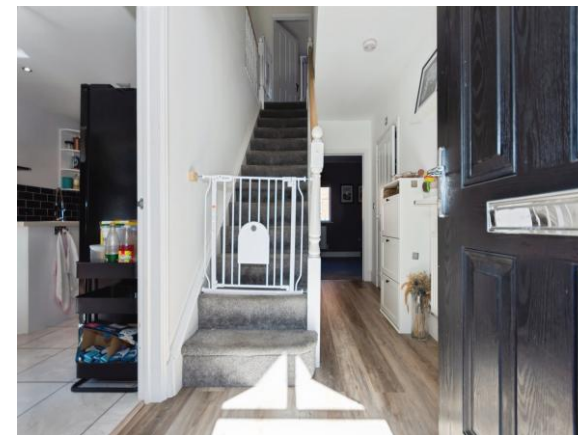
10' 4" x 10' (3.15m x 3.05m)
Double glazed window to front, ceiling light connection, central heating radiator, carpet.

Bedroom 3

13' x 7' 5" (3.96m x 2.26m)
Double glazed windows to rear & side, ceiling light connection, central heating radiator, carpet.

Bedroom 4

8' 10" x 6' 9" (2.69m x 2.06m)
Double glazed window to rear, ceiling light connection, central heating radiator, carpet.





Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

Double glazed frosted window to rear, ceiling light connection, central heating radiator, wall mounted cabinet, bath with shower over & glass screen door, wash hand basin with mixer tap, low level flush w/c, part tiled walls.

Rear Garden

Mainly laid to lawn, pathway up the entire garden to reach a gate at the rear of the garden, patio area, walls & fencing surrounds for privacy.

Parking

Garage & driveway to rear of the house. Can be reached from rear garden.



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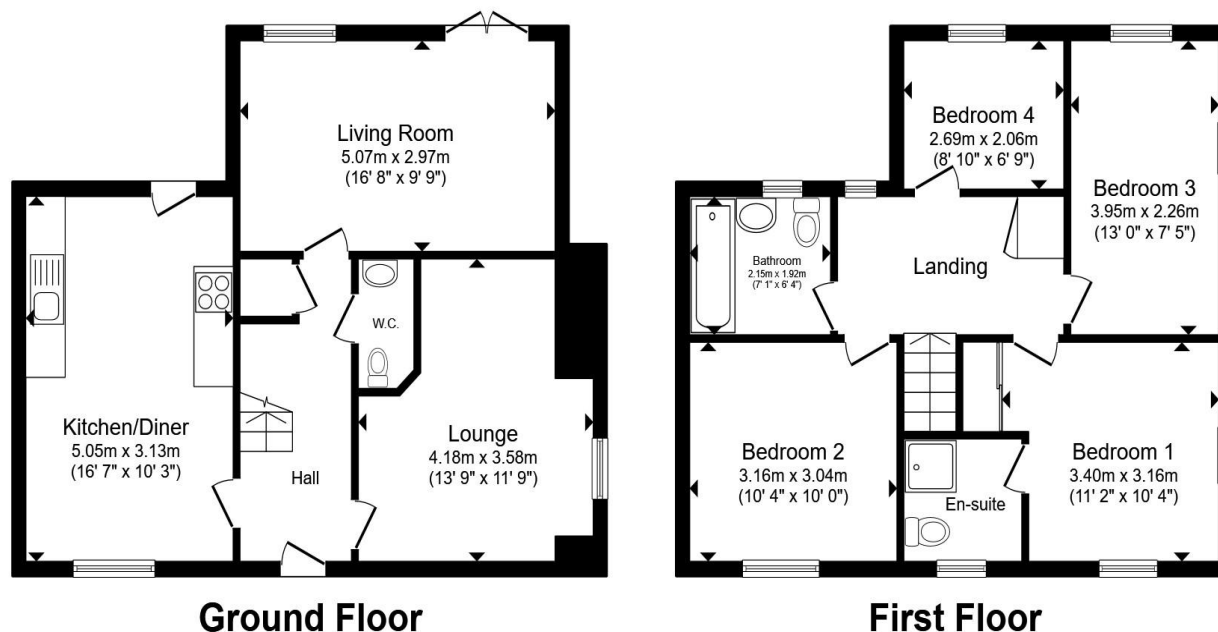
Chances Street, BIRMINGHAM

- MODERN THROUGHOUT
- HIGH SPECIFICATION
- CONVENIENTLY LOCATED & SITUATED WITHIN A CUL-DE-SAC
- EN-SUITE
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£425,000



Total floor area 104.7 m² (1,127 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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HBN110700 - 0003

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