



£280,000 Offers In Excess Of

Chaucer Grove, Birmingham

End of Terrace | 3 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this immaculately presented three bedroom end terraced property situated conveniently on Chaucer Grove, Birmingham, B27. The property benefits from being heavily extended and VIEWING IS HIGHLY RECOMMENDED! NO UPWARD CHAIN!!

## Main Particulars

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Chaucer Grove is ideally located within walking distance to local amenities, eateries, luxuries and local transport links provide easy access into; Birmingham City Centre, Shirley, Solihull Town Centre and many more sought after locations.

Please refer to the floorplan for room measurements.

The property briefly comprises:

### APPROACH:

The property is set back from the road via a dropped kerb leading onto a spacious tarmac driveway which provides off road parking for multiple vehicles, a composite door opens into:

### ENTRANCE HALLWAY:

Inclusive of laminate flooring, downlighting, central heating radiator, power points, storage cupboard, double glazed window to the side aspect and doors opening into:

### LOUNGE:

Comprising carpeted flooring, ceiling light points, double glazed bay window to the front aspect, central heating radiator, power points, television point, under stairs storage cupboard and a door into:

### OPEN-PLAN KITCHEN LIVING SPACE:

Having laminate flooring, downlighting, double glazed window to the rear aspect, central heating radiator, power points, television point, ample space for dining and living furniture, wall and base units with work surface over incorporating 1 ½ stainless steel sink, four ring gas hob with extractor fan over, eye-level double oven, space for white goods, space for fridge freezer, a door into the hallway and open access into:

#### UTILITY SPACE:

With laminate flooring, downlighting, double glazed window to the rear aspect, power points, central heating radiator and worksurface with space for white goods beneath.

#### DOWNSTAIRS WC:

Inclusive of vinyl flooring, downlighting, double glazed opaque window to the side aspect, partially tiled walls, low-level WC and wash hand basin.

Carpeted stairs from the Entrance Hallway rise to:

#### LANDING:

Comprising carpeted flooring, ceiling light points, loft access, power points, central heating radiator, double glazed window to the front aspect, ample space for office furniture and doors into:

#### BEDROOM ONE:

Having carpeted flooring, ceiling light point, central heating radiator, power points, double glazed windows to the front aspect and a walk-in wardrobe space.

#### BEDROOM TWO:

With carpeted flooring, ceiling light point, central heating radiator, power points and double glazed window to the rear aspect.

#### BEDROOM THREE:

Inclusive of carpeted flooring, ceiling light point, central heating radiator, power points and double glazed window to the rear aspect.

#### FAMILY BATHROOM:

A modern bathroom benefitting from laminate flooring, downlighting, extractor fan, double glazed opaque window to the rear aspect, heated towel rail, low-level WC, wash hand basin pedestal, bathtub and separate shower cubicle.

#### REAR GARDEN:

The garden benefits from a spacious patio area, a section laid to artificial lawn, fencing to boundaries and gated access to the front of the property.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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