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191 FORTH DRIVE, CHELMSLEY WOOD , BIRMINGHAM, B37 6PR £119,950









A well-presented one-bedroom property offering accommodation arranged over two floors. The property benefits from uPVC double glazing, a fitted kitchen, spacious lounge, shower room and a useful rear porch. Externally, the property enjoys a rear garden which is mainly paved, with a small lawn area, providing an outside space for relaxation and outdoor seating.

The property is situated within the popular residential area of Chelmsley Wood, conveniently positioned for a range of local amenities, shops and everyday facilities. The area benefits from a variety of transport links, providing access to surrounding areas and Birmingham city centre, together with nearby road networks. Local schools, recreational facilities and shopping amenities are also within easy reach.



Ground Floor

Entrance Hall – 5.10m (16'9") x 1.87m (6'2")
Accessed via a uPVC entrance door, the entrance hall benefits from a useful storage cupboard, double radiator, laminate flooring and carpeted staircase leading to the first floor. Further double doors and a uPVC double glazed door provide access to the rear porch.

Rear Porch – 1.87m (6'2") x 1.26m (4'2")
Having a useful cupboard and uPVC rear door providing access to the rear garden.



First Floor

Landing – 3.33m (10'11") x 0.91m (3')
Having a uPVC double glazed window to the front elevation, boiler cupboard, double radiator and laminate flooring, with doors leading to the accommodation.



Bedroom One – 4.79m (15'9") x 2.70m (8'10")
A good-sized bedroom having a uPVC double glazed window to the rear elevation, fitted wardrobe, double radiator and laminate flooring.

Shower Room – 2.47m (8'1") x 1.51m (5')
Fitted with a three-piece suite comprising shower enclosure with electric shower, wash hand basin and low-level WC. Further benefits include a uPVC double glazed window to the rear elevation and heated towel rail.



Kitchen – 3.78m (12'5") x 1.72m (5'8")
Fitted with a matching range of base and eye-level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, fitted fan-assisted oven and built-in hob. Having a window to the rear elevation and double radiator, with door leading to the lounge.

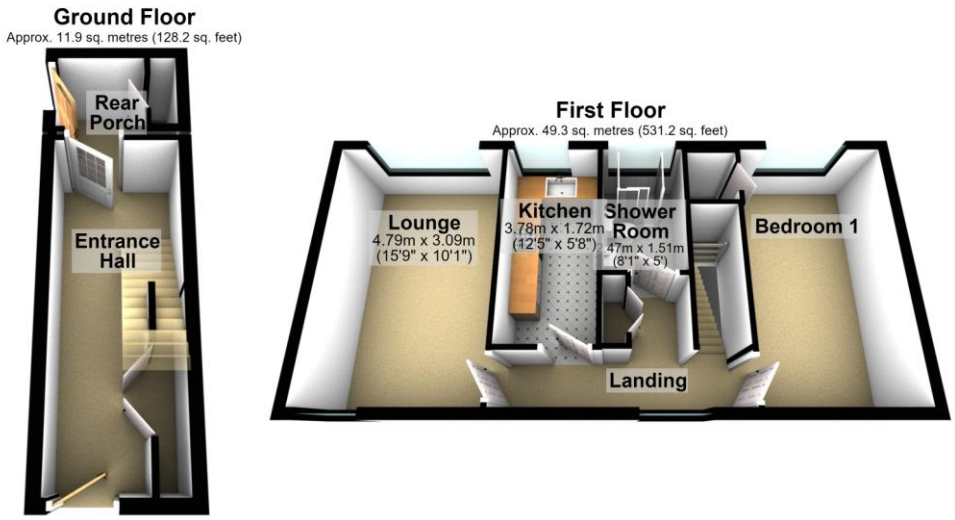




Lounge – 4.79m (15'9") x 3.09m (10'1")
A spacious reception room having uPVC double glazed windows to both the front and rear elevations, double radiator and laminate flooring.

Outside

Rear Garden
The property benefits from a rear garden which is predominantly paved, with a small lawn area, offering a manageable outdoor space.



Total area: approx. 61.3 sq. metres (659.3 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.