

# Horton & Storey



Chinn Brook Road, Billesley, 107, Chinn Brook Road

# Property Features

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- NO CHAIN
- Refurbished Throughout
- Rewired/Central Heating
- Refitted Bathroom and Kitchen
- Three Bedrooms
- Off Road Parking
- Garage
- South Facing Garden
- Semi Detached
- Conservatory

## Full Description

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### LOCAL AREA

Situated in a residential area that is close to bus stops and amenities. Yardley Wood train station is less than a mile away so it is ideal for commuters.

### APPROACH

Via the driveway leading to the front door opening onto the

### GROUND FLOOR

#### HALLWAY

Stairs to the first floor landing, door to the lounge and a central heating radiator.

#### LOUNGE 13' 5" x 16' 0" (4.1m x 4.9m)

A double glazed bow window to the front elevation, central heating radiator, door to the under stairs cupboard and a door to the kitchen-diner.

#### REFITTED KITCHEN/DINER 9' 4" x 16' 4" (2.85m x 5m)

The kitchen has been recently refitted consisting of a range of wall and floor base units, roll top work surfaces, an inset sink with mixer tap, an integrated electric hob and oven with overhead extractor. There is plumbing for a washing machine, space for a large fridge/freezer and a dining area. To the rear elevation there is two double glazed windows, a door leading to the conservatory and a central heating radiator.

#### CONSERVATORY 6' 5" x 7' 6" (1.98m x 2.30m)

A UPVC conservatory with a door leading to the rear garden.

### FIRST FLOOR

#### LANDING

A double glazed window to the side elevation and doors



leading to the first floor accommodation.

**BEDROOM ONE** 9' 2" x 12' 9" (2.8m x 3.9m)

Having a double glazed window to the rear elevation and a central heating radiator.

**BEDROOM TWO** 9' 2" x 10' 9" (2.8m x 3.3m)

A double glazed window to the front elevation and a central heating radiator.

**BEDROOM THREE** 7' 4" x 9' 3" (2.25m x 2.82m)

A double glazed window to the rear elevation and a central heating radiator.

**REFITTED FAMILY BATHROOM**

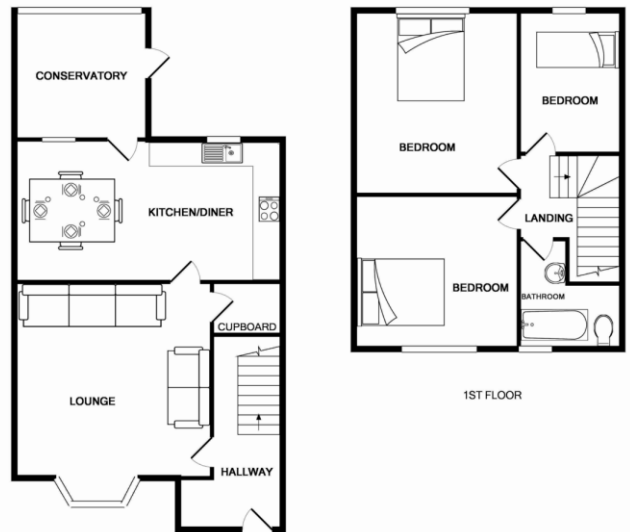
A brand new bathroom comprising of a low level wc, sink, panelled bath with shower over and brick style tiling to splash prone areas. There is an obscure double glazed window to the front elevation and a chrome effect heated towel rail.

**OUTSIDE**

**SOUTH FACING REAR GARDEN**

A slabbed patio area stepping down to a long lawn with fencing to boundaries. There is a side gate leading to the garage and to the front of the property.





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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 and 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

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