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16 Lamprey Court, Chelmsley Wood, B37 7GB
£150,000

An excellent opportunity to purchase this one-bedroom coach house ideally suited to first-time buyers, professionals or buy-to-let investors. Situated within the popular residential development of Lamprey Court the property comprises lounge, kitchen, bedroom and bathroom with the added benefits of a garage, allocated parking space, rear garden and NO CHAIN.

Approach
Access via entrance front door.



Entrance Hallway
Ceiling light point, radiator and stairs rising to first floor accommodation.

Landing
Skylight, radiator, ceiling light point and cupboard housing boiler.



Lounge
17'06" max x 14'01" max (5.33m max x 4.29m max)
Open plan to kitchen with two double glazed windows to fore, two ceiling light points and two radiators.





Kitchen
8'00" x 9'09" (2.44m x 2.97m)
Having a range of matching wall, base and drawer units, integrated oven, hob, extractor hood, fridge and freezer, ceiling light point and skylight to rear.



Bedroom
12'02" x 12'09" max (3.71m x 3.89m max)
Double glazed window to fore, ceiling light point, radiator and access to loft.




Bathroom
Bath with shower over, wash hand basin, low level wc, radiator, ceiling light point and skylight to rear.



Rear Garden
Mainly laid to lawn and enclosed to boundaries.

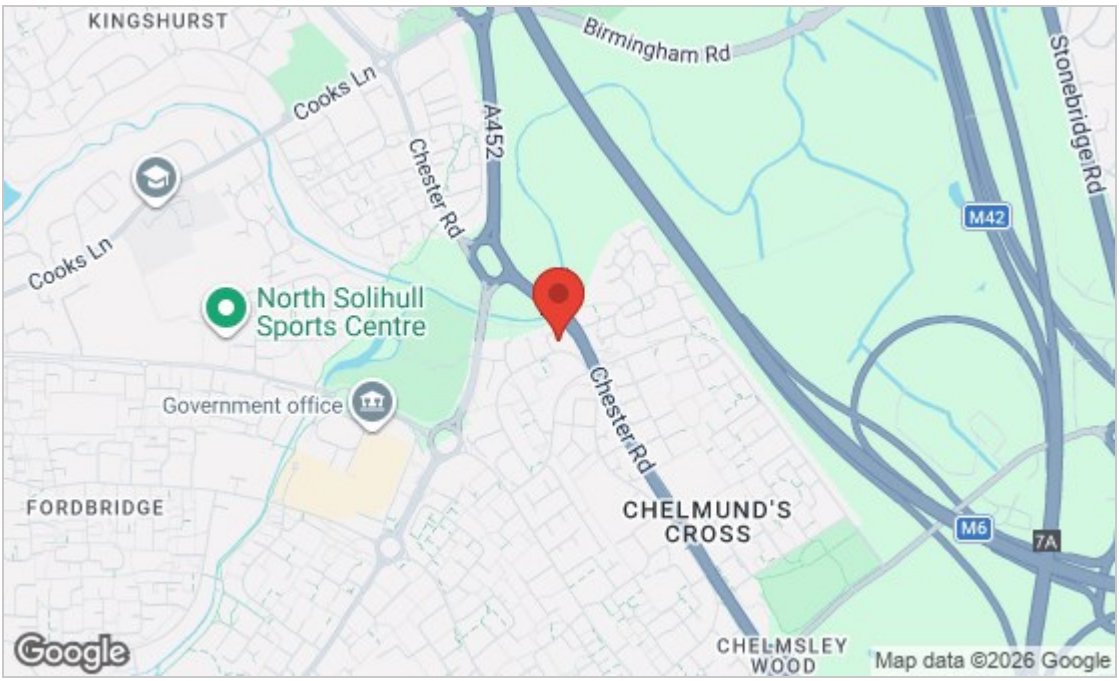
Garage
Up and over door.

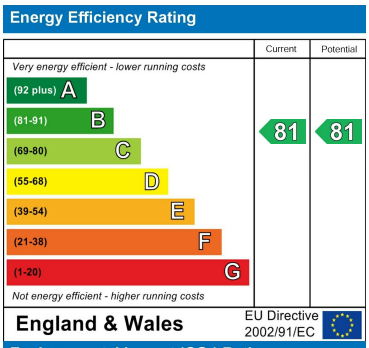
Further Information

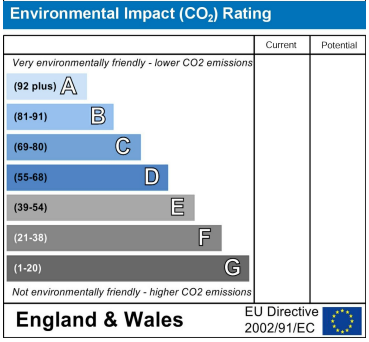
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Money Laundering Regulations: Intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: A
EPC Rating: B







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3 Albion Terrace, Water Orton, West Midlands, B46 1ST
Tel: 01216795187
info@chambersproperty.net
www.chambersproperty.net