



Offers Over £350,000

Buckingham Road, Castle Bromwich, Birmingham, West Midlands, B36 0JP

- Semi Detached House
- Three Generous Bedrooms
- Well Presented Family Property
- Two Reception Rooms
- Kitchen
- Driveway & Side Garage
- Utility Room & Separate W.C
- No Upward Chain
- Family Rear Garden
- Energy Performance Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

**** SEMI DETACHED HOUSE ** THREE GENEROUS BEDROOMS ** POPULAR LOCATION ** NO UPWARD CHAIN! ** 360 VIRTUAL TOUR AVAILABLE ****

AN OPPORTUNITY TO BUY A GREAT FAMILY RESIDENCE! CALL OUR CASTLE BROMWICH OFFICE TO ARRANGE AN IMMEDIATE VIEWING! DON'T DELAY...
Situated in a popular location the property is accessed via a driveway providing parking for your vehicles **ALONG WITH A GARAGE** leading to a double glazed entrance porch with accommodation comprising: entrance hallway, LOUNGE AND DINING ROOM, FAMILY KITCHEN, UTILITY ROOM, GUEST W.C and FAMILY GARDEN to the ground floor with **THREE GENEROUS BEDROOMS**, shower room and W.C to the first floor.
The property benefits from central heating, double glazing where specified and is offered with **NO UPWARD CHAIN!**
Energy Performance Rating D

APPROACH

The property is accessed via a dropped kerb and leading to:-

Driveway

A driveway providing parking for multiple vehicles with a brick wall border to one side and open border to the neighbouring property and leading to a double glazed porch.

Entrance Porch

With double glazed windows and door to the front allowing access to an additional entrance door.

Hallway

Staircase to first floor landing. Storage cupboard. Radiator. Frosted windows to the front. Wood effect flooring. A door giving access to ground floor accommodation:-

Lounge

12'11" into bay window x 12'0" (3.96m into bay window x 3.66m)

Double glazed bay window to the front and radiator. Wood effect flooring.

Dining Room

8'11" x 8'0" (2.74m x 2.44m)

Double glazed door and windows to the rear allowing access to the garden. Radiator. Wood effect flooring. A doorway leading into the kitchen.

Kitchen

8'11" x 8'11" (2.74m x 2.74m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Electric cooker point. Part tiling to the walls. Wood effect flooring. Double glazed window and single glazed window to the rear and further door to the side leading into the utility area.

Utility Room

8'11" at widest point x 6'11" (2.74m at widest point x 2.13m)

Single glazed windows to the side and further door to the rear giving additional access to the garden. Sink and drainer unit with mixer tap over. Plumbing for the washing machine. Doors allowing access to the separate w.c and garage.

Guest W.C

Suite comprises of a low-level WC and wash basin with storage underneath. Radiator. Obscure double glazed window to the rear.

FIRST FLOOR

Landing

Ceiling loft hatch. Storage cupboard. Obscure double glazed window to the side. Doors giving access to first floor accommodation:-

Bedroom One

14'0" x 10'0" (4.27m x 3.05m)

Double glazed bay window to the front and radiator. Storage cupboard.

Bedroom Two

10'0" x 8'0" (3.05m x 2.44m)

Double glazed window to the rear and radiator. Storage cupboard.

Bedroom Three

10'0" x 6'0" (3.05m x 1.83m)

Double glazed window to the front and

radiator. Storage area and additional storage cupboard.

Shower Room

Suite comprises of a walk-in shower cubicle with a boiler fed shower over and wash basin with storage underneath. Heated towel rail. Part tiling to the walls and tiling to the floor area. Obscure double glazed window to the rear.

Separate W.C

Sweet comprises of a low flush WC and wash basin with storage underneath. Obscured double glazed window to the side.

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with paved patio area and border shrubbery. Brick storage shed.

Garage

16'9" x 7'6" (4.88m x 2.74m x 2.13m x 1.83m)

Metal up and over door to the front. Wall mounted central heating boiler. Power and lights.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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