

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Danzey Green Road, Castle Bromwich, Birmingham, West Midlands, B36 9EE

Offers In The Region Of £270,000



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Danzey Green Road, Castle Bromwich, Birmingham, West Midlands, B36 9EE

- Semi Detached House
- Three Generous Bedrooms
- Popular Cul-De-Sac Location
- Block Paved driveway & Side Garage
- Internal Viewing Essential
- Two Reception Rooms
- Family Kitchen/Breakfast Room
- First Floor Bathroom & Rear Garden
- No Upward Chain
- Energy Rate Awaiting

EPC Rating

Current:
Potential:

Council tax band

Band = C

* SEMI DETACHED FAMILY HOME *
THREE GENEROUS BEDROOMS * CUL-
DE-SAC LOCATION! * DRIVEWAY *
INTERNAL VIEWING ESSENTIAL! *

WOW!! THIS IS A FABULOUS HOME!!...AN OPPORTUNITY TO PURCHASE A WELL PRESENTED, FAMILY RESIDENCE , situated in a POPULAR LOCATION in CASTLE BROMWICH
CALL FOR AN IMMEDIATE VIEWING ON 0121-748-7272 TODAY.

The property is approached via a block paved DRIVEWAY providing off road parking for two vehicles along with a SIDE GARAGE with accommodation comprising of, entrance, LOUNGE, DINING ROOM, MODERN KITCHEN/BREAKFAST ROOM and rear garden to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and a FAMILY BATHROOM. The property benefits from central heating and double glazing where specified and is being offered with NO UPWARD CHAIN. Energy Performance Certificate: Awaiting

APPROACH

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

Driveway

A block paved driveway providing parking for your vehicles and leading to a double glazed entrance door.

Entrance Hall

Staircase leading to the first floor landing. Radiator. Tiled flooring. A door leading to the ground floor accommodation:-

Lounge

14'0" x 10'0" (4.29m x 3.07m)

Double glazed bow window to the front and radiator. Wood fire surround with stone/marble inset and hearth. Wood effect flooring.

Rear Reception Room

14'8" x 10'1" (4.47m x 3.07m)

Radiator. Wrought iron fire surround with decorative electric fire. Double glazed sliding doors to the rear. Archway to the side leading into the kitchen.

Kitchen/Breakfast Room

13'4" x 10'6" (4.06m x 3.20m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances

include a gas hob with electric oven underneath and extractor canopy over. part tiling to the walls and wood effect flooring. Radiator. Storage cupboard. A door to the front leading into the garage. Double glazed window and door to the rear allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Storage cupboard. Doors giving access to first floor accommodation:-

Bedroom One

19'10" x 9'7" (6.05m x 2.92m)

Double glazed windows to the front and radiator. Fitted wardrobes and storage units.

Bedroom Two

16'2" x 6'6" (4.93m x 1.98m)

Double glazed window to the rear and radiator. Fitted wardrobe.

Bedroom Three

16'2" x 6'11" (4.93m x 2.11m)

Double glazed window to the rear and radiator. Fitted wardrobe.

Family Bathroom

Suite comprises of a corner bath unit with an electric shower over, wash basin and low flush WC. Radiator. Part tiling to the walls. Obscure double glazed window to the rear.

OUTSIDE

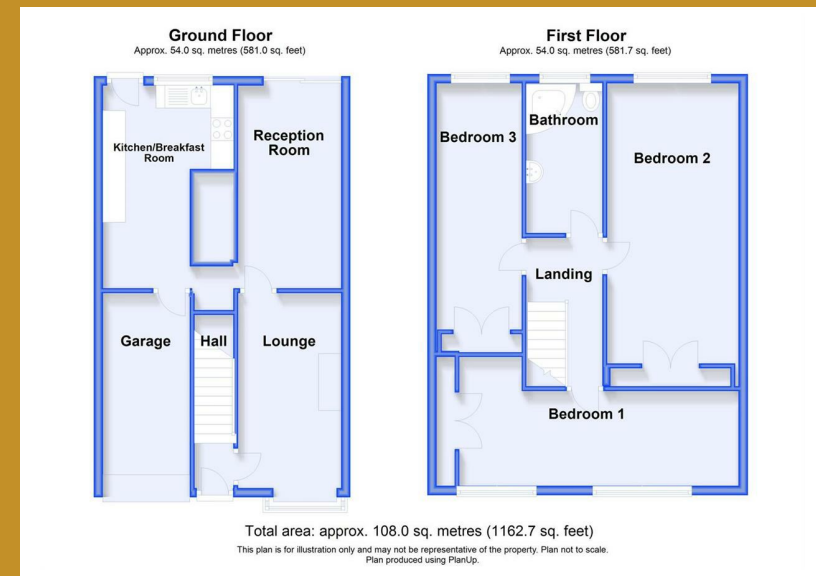
Rear Garden

Timber fenced perimeter. The rear garden is mainly laid to lawn with paved patio area and border shrubbery. Storage shed.

Garage

17'10" x 7'7" (5.44m x 2.31m)

A metal "roller shutter" to the front. Electric supply and lighting.



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



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