



## 24 Spitfire Way, Castle Vale, B35 7EQ

**Offers over £260,000**

This well presented modern detached home situated in popular residential location briefly comprises hallway, lounge, kitchen, conservatory, utility area, three bedrooms and refitted bathroom. There is landscaped rear garden and a driveway leading to garage storage. The property benefits from double glazing and central heating both where specified. This must be viewed to appreciate the size and standard of the property on offer.



## Approach

Driveway leading to side garage.



## Hallway

Composite door to front, double glazed window to side, radiator and ceiling light point.

## Downstairs W/C

Double glazed window to front, low level w/c, hand wash basin, radiator and ceiling light point.



## Lounge

14'6 x 17'7 (4.42m x 5.36m)

Double glazed window to front, stairs to first floor accommodation, radiator and ceiling light point.



## Kitchen

14'5 x 8'11 (4.39m x 2.72m)

Having a range of high gloss wall and base and drawer units, sink unit drainer and mixer tap, integrated cooker, gas hob with extractor hood, integrated dishwasher, space for fridge/freezer, radiator, double glazed French doors to conservatory, double glazed window to rear, spotlights to ceiling.



## Conservatory

13'1 x 9'3 (3.99m x 2.82m)

Double glazed windows to rear and side aspects, double glazed French doors to rear garden.



## Utility

7'7 x 7'4 (2.31m x 2.24m)

Double glazed windows to the rear, wall and base units, stainless steel sink and drainer, space for white goods, wall mounted boiler and ceiling light point.





### Landing

Double glazed window to side aspect, loft access, airing cupboard and ceiling light point.

### Bedroom One

8'4 x 14'2 (2.54m x 4.32m)

Double glazed window to front, built-in wardrobes, radiator and ceiling light point.



### Bedroom Two

8' x 10'6 (2.44m x 3.20m)

Double glazed window to rear, radiator and spotlights to ceiling.



### Bedroom Three

10'6 x 5'9 (3.20m x 1.75m)

Double glazed window to front, built in wardrobes, radiator and spotlights to ceiling.



### Refitted Bathroom

Double glazed obscure window to rear, P-shaped bath with rain head shower over, low level WC, hand wash basin, extractor fan and spotlights to ceiling.



## Garden

Landscaped garden, enclosed to neighbouring boundaries, gated access to front.



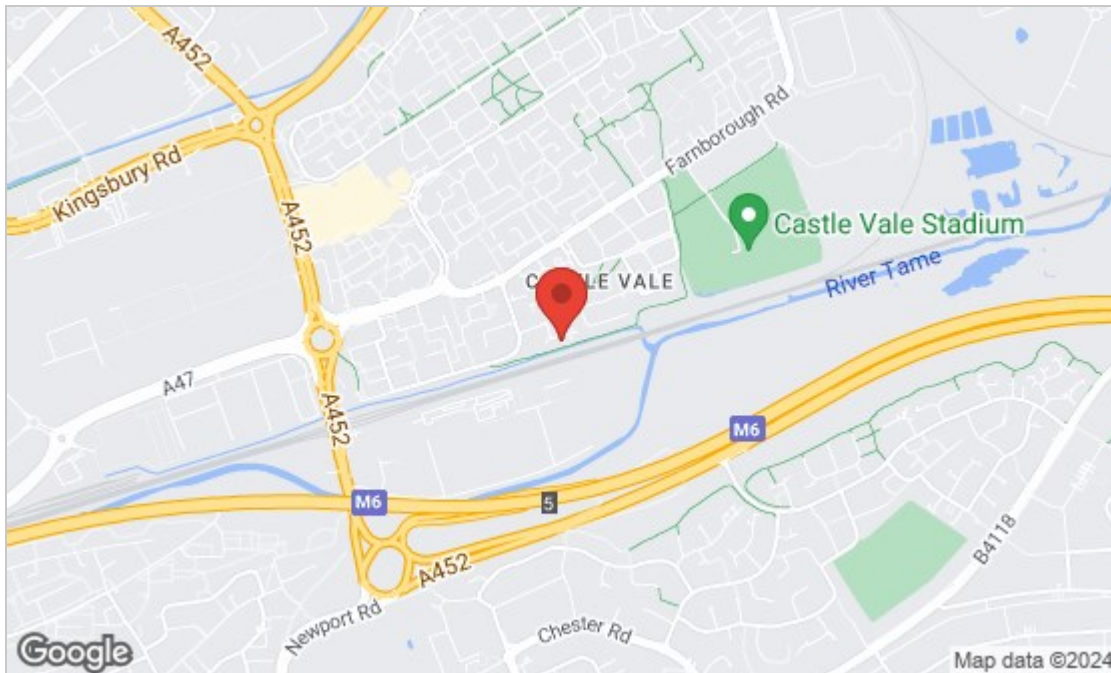
## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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 - C  
EPC Rating -D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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