



## 220 Bradford Road, Castle Bromwich, B36 9AA

### Offers over £500,000

Well presented semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, three reception rooms, downstairs shower room, breakfast kitchen, five bedrooms, family bathroom, garden, off road parking and garage. The property also benefits from double glazing & central heating (where specified)



## Approach

Driveway providing off road parking

## Porch

Double glazed window and door to fore.

## Entrance Hallway

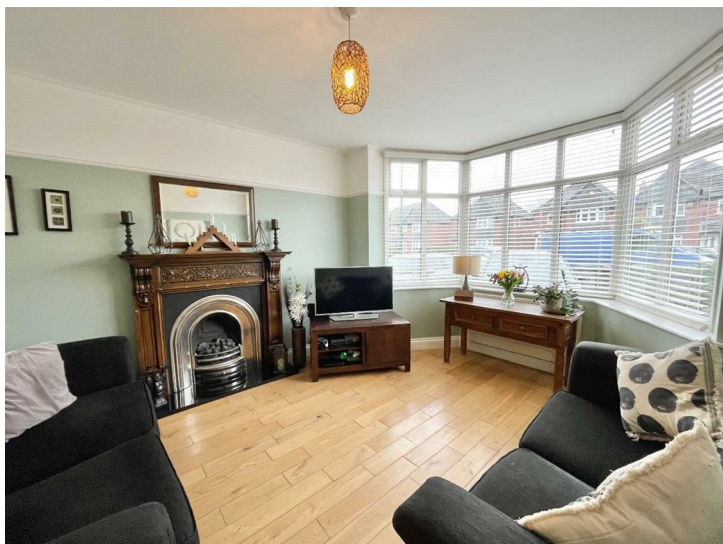
Stained glass door and windows to fore, stairs to first floor accommodation, two storage cupboards, radiator and ceiling light point.



## Reception Room One

14'11" x 12'0" (4.55m x 3.66m)

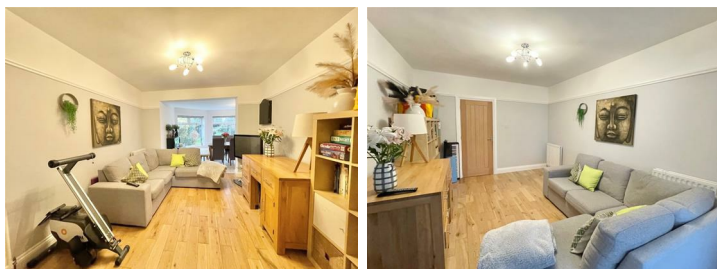
Double glazed bay window to fore, radiator, decorative fireplace and ceiling light point.



## Reception Room Two

13'08" x 11'00" (4.17m x 3.35m)

Open plan through to reception room three, ceiling light point and radiator.



## Reception Room Three

27'09" x 10'09" (8.46m x 3.28m)

Double glazed windows and French doors to rear, radiator and two ceiling light points.



## Kitchen

18'01" max x 13'00" max (5.51m max x 3.96m max)

Having a range of matching wall, base and drawer units, double glazed window and door to side, radiator, sink with mixer tap, oven, hob and extractor hood.



## Inner Hallway

Two storage cupboards for white goods, and ceiling light point.

## Downstairs Shower Room

Double glazed window to side, shower cubicle with shower over, low level wc, wash hand basin, radiator and ceiling light point.



## Landing

Double glazed window to fore, ceiling light point and stairs to second floor accommodation.

## Bedroom One

12' 00" x 14'11" max (3.66m 0.00m x 4.55m max)

Double glazed bay window to fore, radiator and ceiling light point.





### Bedroom Four

12'07" x 8'02" (3.84m x 2.49m)

Double glazed window to fore, radiator and ceiling light point.



### Bedroom Two

17'00" x 8'10" (5.18m x 2.69m )

Two double glazed windows to rear, two radiators and two ceiling light points,



### Bedroom Three

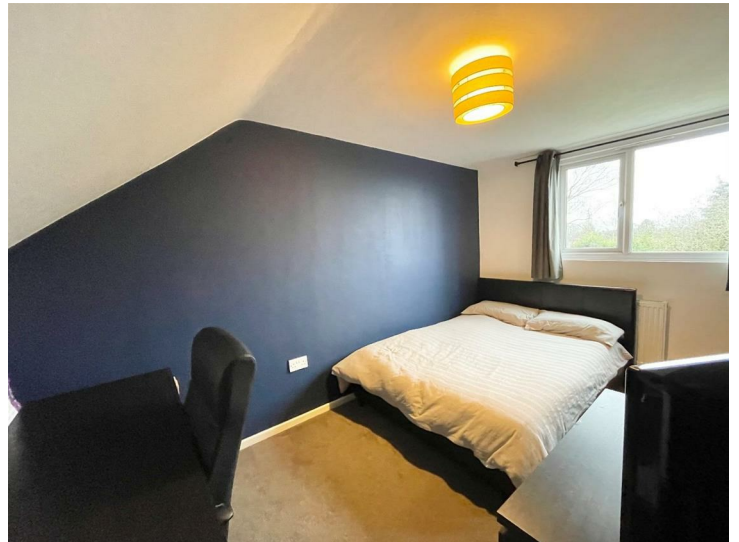
13'08" x 10'11" max (4.17m x 3.33m max)

Double glazed window to rear, radiator and ceiling light point.

### Bedroom Five

13'08" x 10'09" (4.17m x 3.28m)

Double glazed window to rear, ceiling light point and radiator.



### Bathroom

Double glazed window to side, free standing bath, low level wc, wash hand basin, shower cubicle with shower over, two radiators and two ceiling light points.



### Garden

Paved patio area, mainly laid to lawn, side gate and enclosed to boundaries.



### 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.

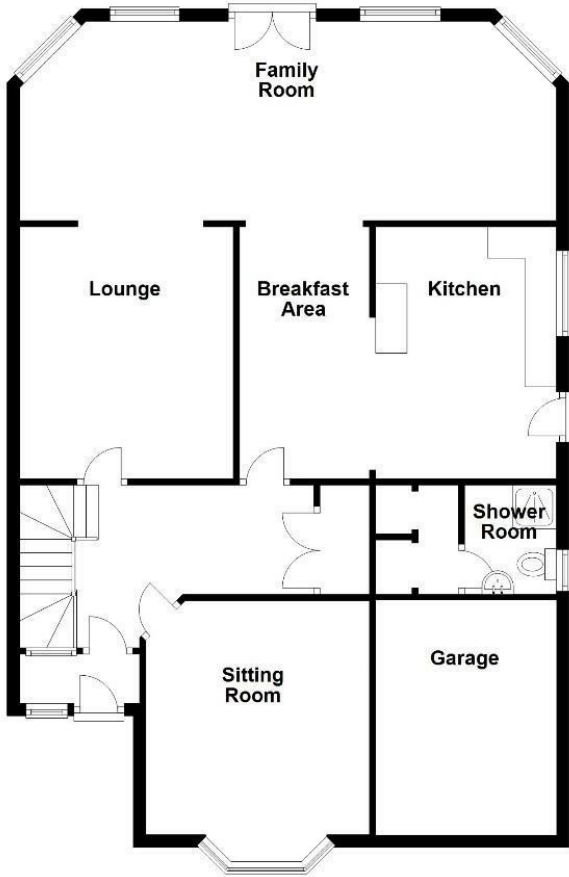
Council Tax Band - D

Epc Rating - D



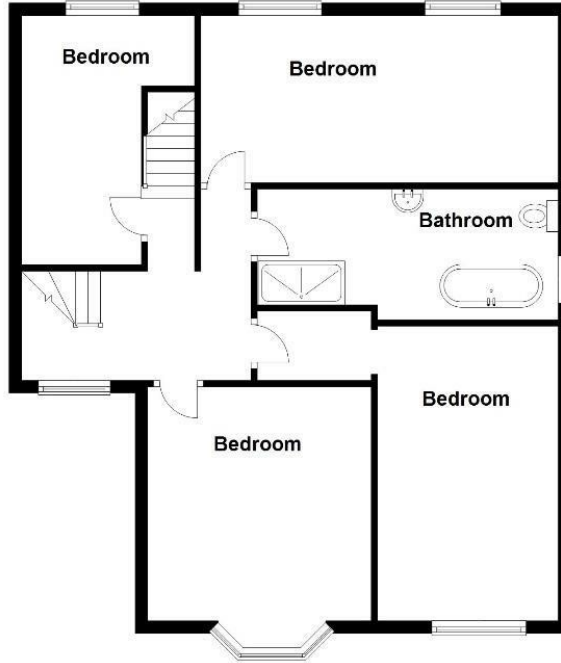
### Ground Floor

Approx. 105.9 sq. metres (1139.9 sq. feet)



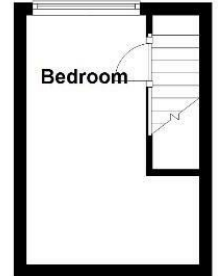
### First Floor

Approx. 75.1 sq. metres (808.1 sq. feet)

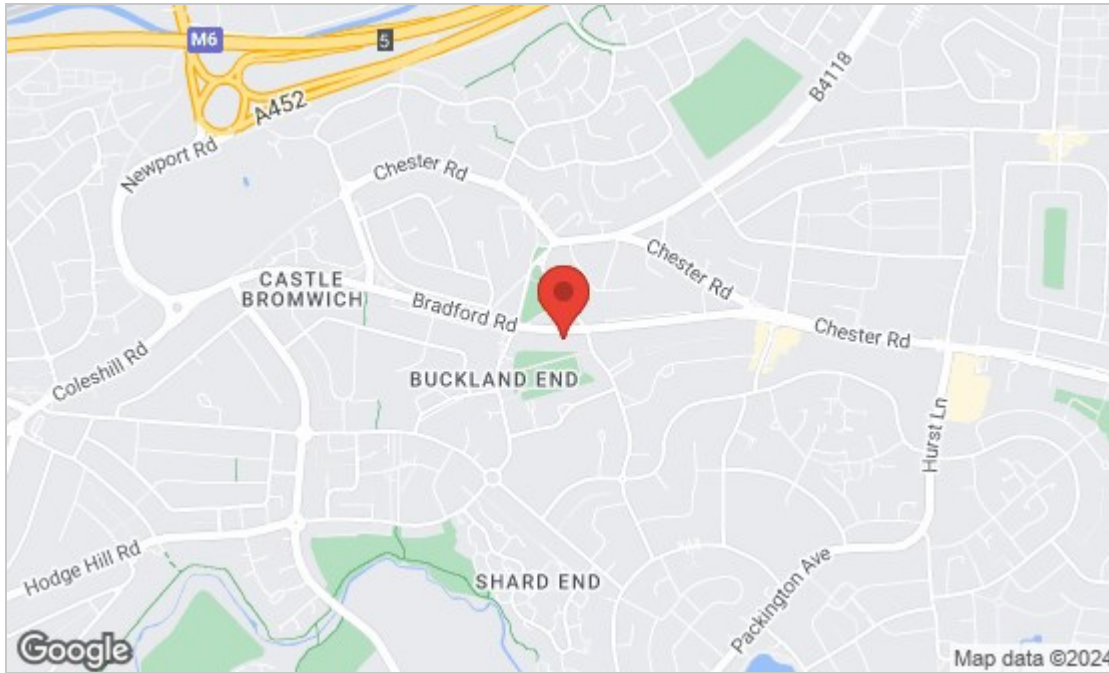


### Second Floor

Approx. 11.0 sq. metres (118.1 sq. feet)



Total area: approx. 191.9 sq. metres (2066.1 sq. feet)



| 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                     |  |                         |           |
|   |  | 66                      | 79        |
| <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>  |  |                         |           |
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| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.