



237 Bradford Road, Castle Bromwich, B36 9AG Offers in the region of £395,000

This beautifully presented three bedroom semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, two reception rooms, conservatory, downstairs shower room, kitchen diner, utility area, three bedrooms, loft space, bathroom, garden, garage and off road parking. The property also benefits from double glazing & central heating (both where specified)

Approach

Via a pathway to front and graveled driveway for ample parking.



Porch

Double glazed door to front and double glazed window to front, ceiling light point.

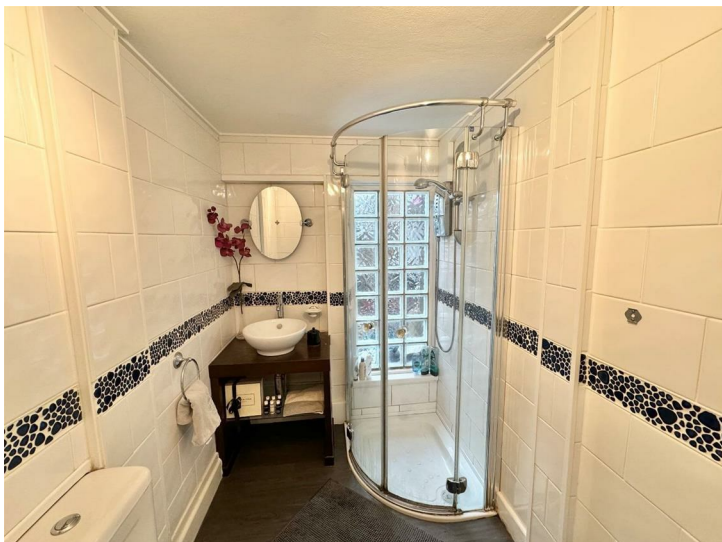
Entrance Hallway

Door to front and stain glass windows to front, stairs to first floor accommodation, understairs storage cupboard, radiator and ceiling light point.



Downstairs Shower Room

Shower enclosure with shower, low level w/c, wash hand basin and ceiling light point.



Reception Room One

14'1 max into bay x 11'7 max (4.29m max into bay x 3.53m max)

Double glazed bay window to front, gas fire with decorative fire surround, three radiators and ceiling light point.



Reception Room Two

9'11 x 13 (3.02m x 3.96m)

Bifold doors leading to conservatory, radiator and ceiling light point.



Conservatory

10'9 x 10'9 (3.28m x 3.28m)

Double glazed windows to side and rear, French doors leading to rear garden, radiator and ceiling light point.



Kitchen/Diner

12'11 x 15'11 (3.94m x 4.85m)

Double glazed window to rear, double glazed door to side, double glazed French doors to rear garden, having a range of wall, base and drawer units, space for white goods, radiator and three ceiling light points.



Utility Area

6'11 x 6'7 (2.11m x 2.01m)

Double glazed window to side

Landing



Bedroom One



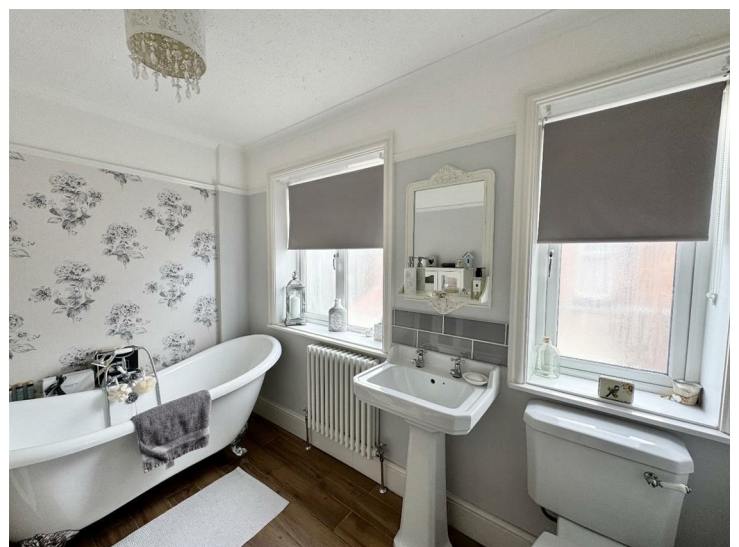
Bedroom Two



Bedroom Three



Bathroom



Loft Space

Rear Garden



Garage

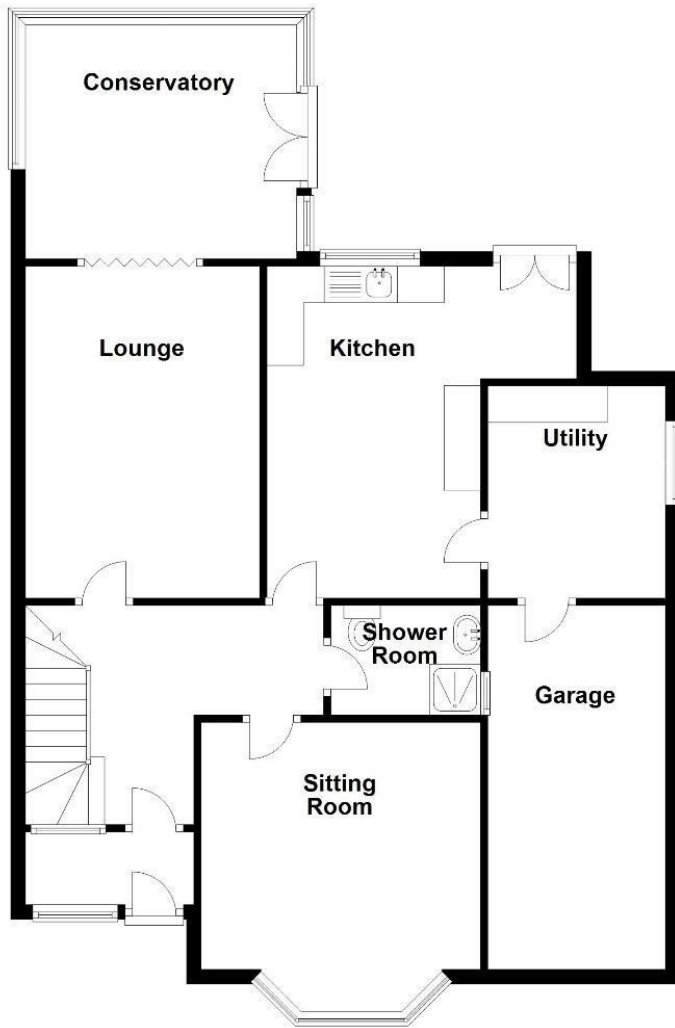
Further Information

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.

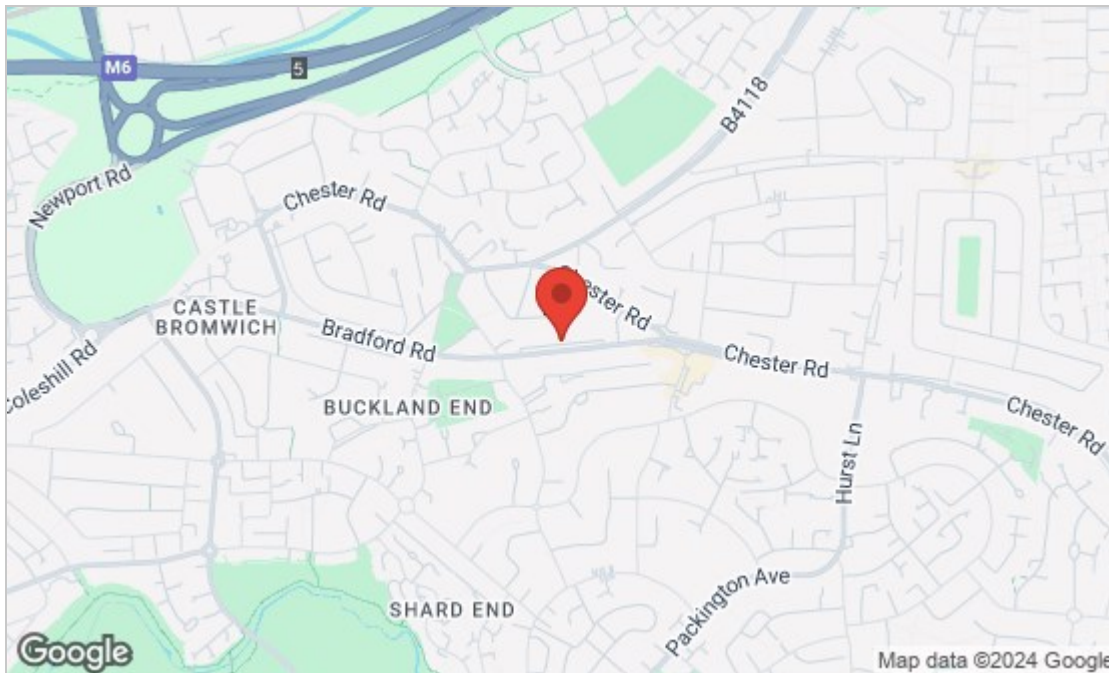
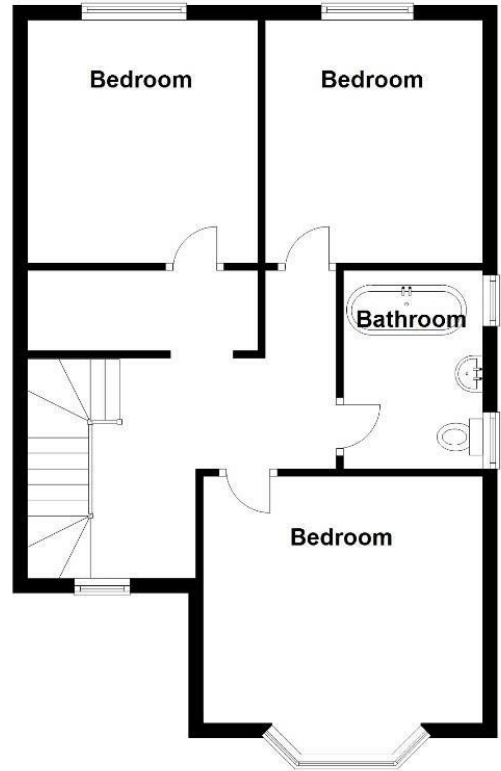
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - E

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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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