



96 Chester Road, Castle Bromwich, B36 0AL

£375,000

Beautifully presented period property with meticulous attention to detail. In brief the property comprises entrance hallway, two reception rooms, kitchen, outside brick built utility room, three bedrooms, refitted shower room, front and rear gardens and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Driveway to front providing ample off road parking and surrounded by mature shrubs and trees.



Hallway

Decorative tile flooring, double glazed window to side, understairs storage cupboard, hard wood door with stained glass inserts and stairs rising to first floor accommodation.



Lounge

20'3 x 11'11 (6.17m x 3.63m)

Double glazed French doors leading to an attractive patio area, feature fireplace with cast iron open fire and wooden fire surround, radiator, real wood flooring, wall light points and ceiling light point.

Dining Room

12'10 x 12 (3.91m x 3.66m)

Double glazed bay window to front with window seat, laminate wood effect flooring, feature open fireplace, radiator and ceiling light point.

Kitchen

14'2 x 7'7 (4.32m x 2.31m)

Having a range of country style wall, base and drawer units, sink unit with drainer and mixer tap, induction hob with cooker hob over, space for white goods, wall mounted central heating boiler, radiator, two ceiling light points, double glazed window to side and rear providing lovely views of the garden and double glazed door to the side courtyard.

Landing

Doors to bedrooms and shower room and ceiling light point.

Bedroom One

12'11 x 11 (3.94m x 3.35m)

Double glazed window to front, feature fireplace, radiator and ceiling light point.

Bedroom Two

12'11 x 9 (3.94m x 2.74m)

Double glazed window to rear, built in wardrobe, feature fireplace, radiator and ceiling light point.

Bedroom Three

10'9 x 7'7 to wardrobes (3.28m x 2.31m to wardrobes)

Double glazed window to rear, feature fireplace, built in wardrobes, radiator and ceiling light point.

Shower Room

Double glazed window to front, vanity unit with inset wash hand basin, shower cubicle with miser shower, low level w/c, heated towel rail, and ceiling light point.

Brick Built Laundry Room

Ceiling light point and space for white goods.

Rear Garden

This amazing rear garden has a courtyard seating area, raised decked area and further patio area overlooking the garden. There is a lawned area surrounded by mature shrubs and trees and has access to the front garden.

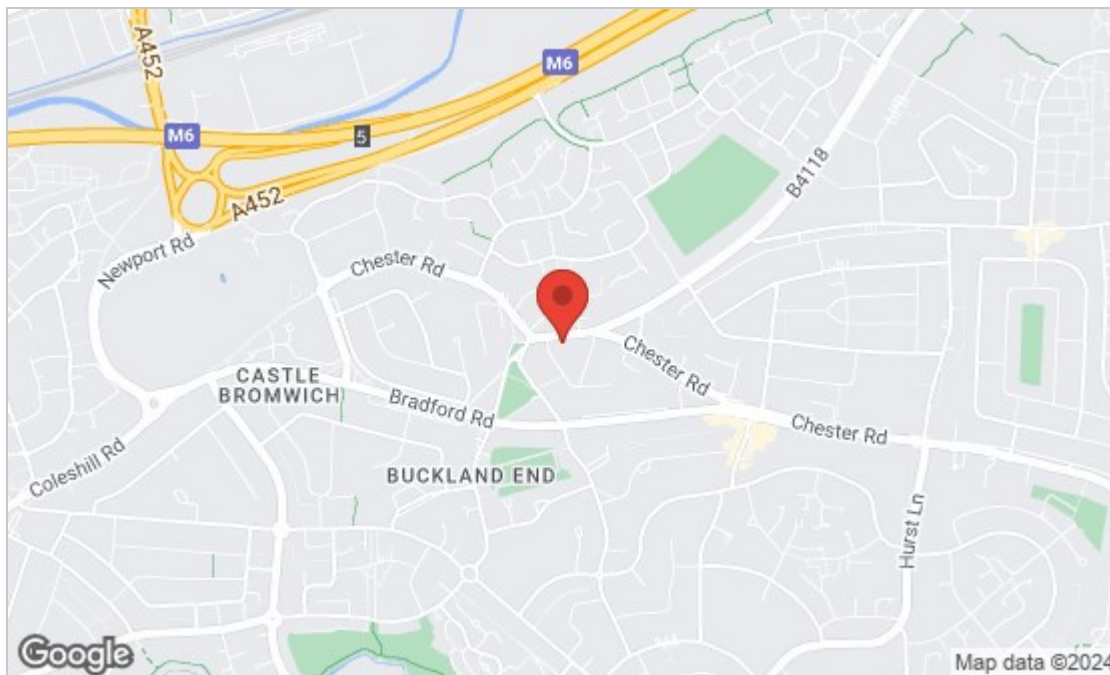
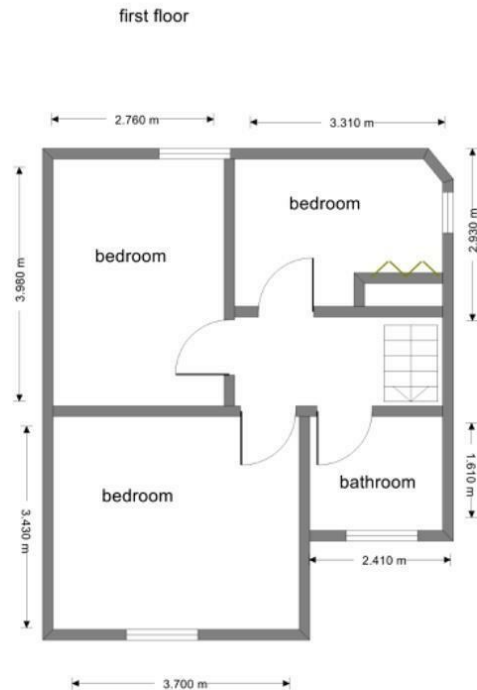
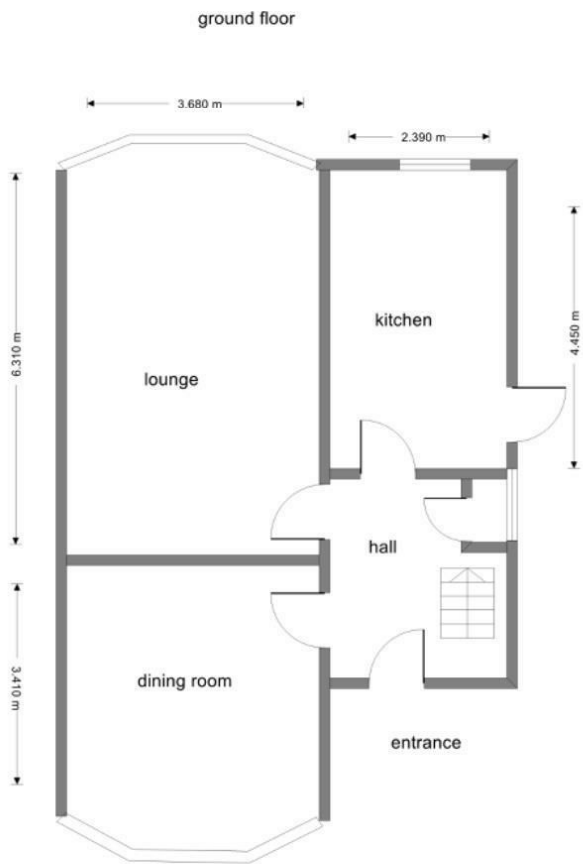
Further Information

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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 - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		50	
(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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