



## 34 Whateley Crescent, Castle Bromwich, B36 0DN Offers over £325,000

Well presented extended three bedroom semi detached in the popular location of Castle Bromwich. In brief the property comprises porch, lounge, kitchen, family room, downstairs wc, three bedrooms, bathroom, garden, workshop and off road parking. The property also benefits from double glazing & central heating (both where specified)

## Approach

Block paved driveway providing off road parking.



## Porch

Double glazed with door to fore.

## Lounge

19'0" x 10'4" (5.8 x 3.16)

Double glazed bay window to fore, ceiling light point, inset ceiling spotlights, two radiators, storage cupboard, decorative fire place and stairs rising to first floor elevation



## Kitchen

13'10" x 19'0" max (4.22 x 5.8 max)

Having a range of matching wall, base and drawer units, sink with mixer tap, space for white goods, space for cooker, inset ceiling spotlights, radiator and cupboard housing boiler.



## Family Room

12'8" x 19'0" (3.88 x 5.8)

Double glazed window and French doors to rear, inset ceiling spotlights and radiator.



## Downstairs WC

Double glazed window to rear, Low level wc, sink set in vanity unit, heated towel rail and inset ceiling spotlights.



## Landing

Double glazed window to side, ceiling light point and access to loft void.



## Bedroom One

13'7" x 9'3" into wardrobes (4.16 x 2.82 into wardrobes)  
Double glazed bay window to fore, built in wardrobe, two ceiling light points, inset ceiling spotlights and radiator.





### Bedroom Two

11'5" x 9'3" (3.5 x 2.82)

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



### Workshop

8'4 x 17'5" (2.54m x 5.31m)

Double glazed window to fore, double glazed window to side, power and ceiling light point.



### Bedroom Three

8'9" x 8'2" (2.67 x 2.51)

Double glazed window to fore, inset ceiling spotlights and radiator.



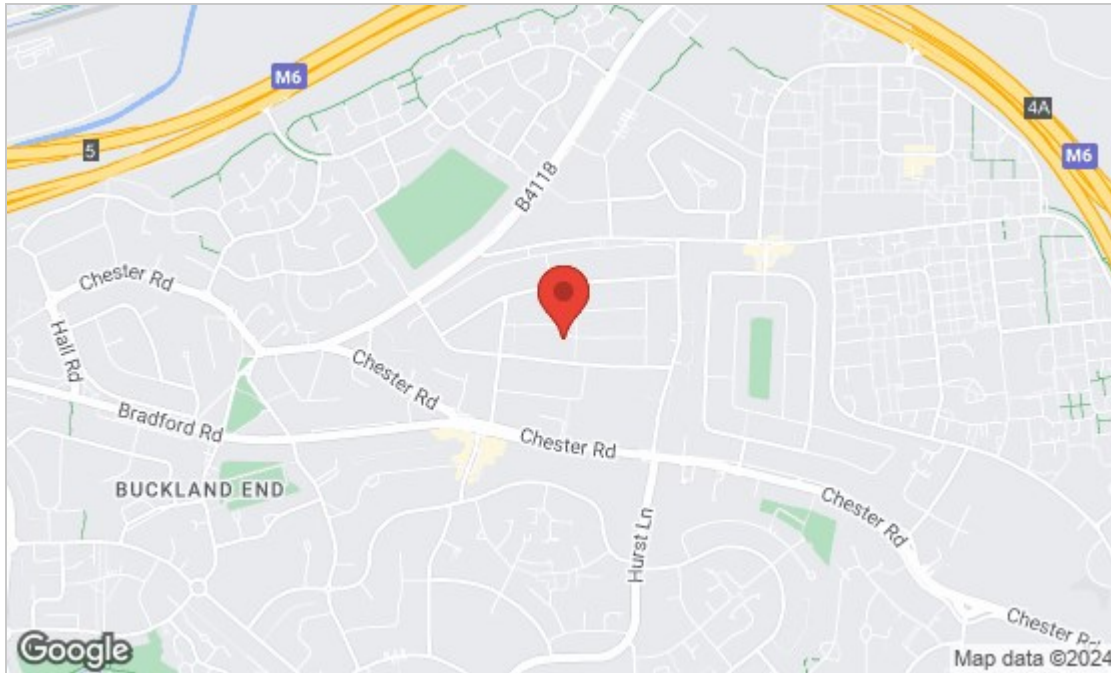
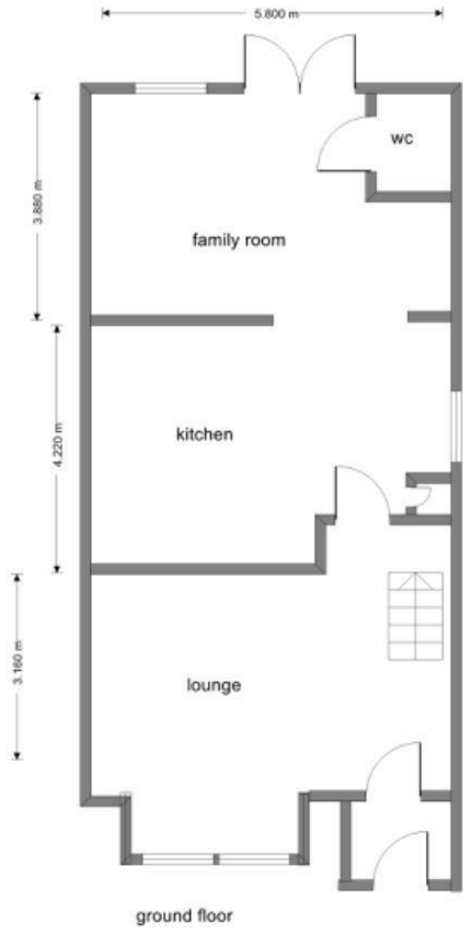
### Rear Garden

Decked patio area, artificial lawn, gravelled area giving access to workshop, hot & cold tap and enclosed to boundaries.



### Bathroom

Double glazed window to rear, low level wc and wash hand basin set in vanity unit, bath, shower cubicle with shower over, heated towel rail and inset ceiling spotlights.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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