



## 12 Windsor Road, Castle Bromwich, B36 0JN

**Offers over £360,000**

Well presented semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, lounge, dining area, kitchen, utility area, three bedrooms, bathroom, garden, garage 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.

## Entrance Hallway

Ceiling light point, radiator and stairs rising to first floor accommodation.

## Lounge Area

11'11" max x 15'03" into bay (plus recess) (3.63m max x 4.65m into bay (plus recess))  
Double glazed bay window to fore, inset ceiling spotlights, radiator and decorative electric fire.



## Dining Area

8'02" x 9'02" (2.49m x 2.79m)

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



## Kitchen

9'01" x 9'07" (2.77m x 2.92m)

Having a range of matching wall, base and drawer units,

integrated oven, hob and extractor, wall mounted boiler, space for white goods, inset ceiling spotlights, double glazed window to rear and double glazed door to side.



## Side Access

Double glazed door giving access to rear garden, door to garage and door to utility area.

## Utility Area

Power points.

## Garage

13'10" x 7'01" (4.22m x 2.16m)

Roller shutter door and power.

## Landing

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



## Bedroom One

15'02" into bay x 10'03" (4.62m into bay x 3.12m)

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



## Bedroom Two

10'03" x 8'05" plus recess (3.12m x 2.57m plus recess)  
Double glazed window to rear, radiator, ceiling light point and built in wardrobe.



## Bedroom Three

10'07" x 8'05" (3.23m x 2.57m)  
Double glazed window to fore, radiator, ceiling light point, storage cupboard and eaves space.



## Bathroom

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



## Rear Garden

Block paved patio area, artificial lawn area, further substantial lawned area, 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: C  
EPC Rating: TBC



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		
<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>		
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