



280 Bradford Road, Castle Bromwich, B36 9AB

£400,000

This well presented traditional semi detached home situated in Castle Bromwich briefly comprises, porch, hallway, two reception rooms, kitchen/diner, utility, office/garage conversion, downstairs w/c, three good sized bedrooms and shower room. There is a garden to the rear with brick built building and a driveway to the front providing ample parking. This is an ideal family home !

Approach

Block paved driveway to front providing ample parking to the front.



Porch

Double glazed window to front and double glazed door to front and wall light point.

Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point.



Lounge

10'3 x 22'2 max into bay (3.12m x 6.76m max into bay)
Double glazed window to rear, double glazed French doors to rear, gas fire with surround, radiator and two ceiling light points.



Dining Room

11'9 x 13'7 max into bay (3.58m x 4.14m max into bay)
Double glazed bay window to front, radiator and ceiling light point.



Kitchen

15'1 x 14'2 (4.60m x 4.32m)

Having a range of wall, base and drawer units, 1 1/2 sink unit with drainer and mixer tap, gas hob with extractor hood over, double oven, microwave, plate warmer, radiator, double glazed French doors to rear garden, double glazed window to rear



Utility Room

Base unit, space for white goods and spotlights to ceiling.

Downstairs W/C

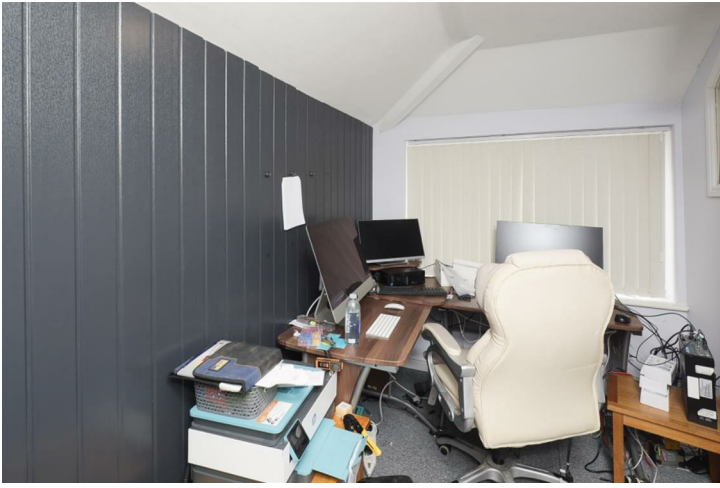
Low level w/c, hand wash basin, radiator and spotlights to ceiling.



Office/ Garage Conversion

9'9 x 6'2 (2.97m x 1.88m)

Double glazed window to front, wall mounted central heating boiler, radiator, and spotlights to ceiling.



Landing

Double glazed obscure window to front and ceiling light point.



Bedroom Three

9'1 x 8'8 (2.77m x 2.64m)

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



Bedroom One

13'7 into bay x 12'5 (4.14m into bay x 3.78m)

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



Shower Room

Double glazed obscure window to side, shower enclosure, wash hand basin, low level w/c, radiator and spotlights to ceiling.



Bedroom Two

10'3 x 13'4 (3.12m x 4.06m)

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



Rear Garden

Patio area, mainly laid to lawn with brick built building to the rear and enclosed to neighbouring boundaries.

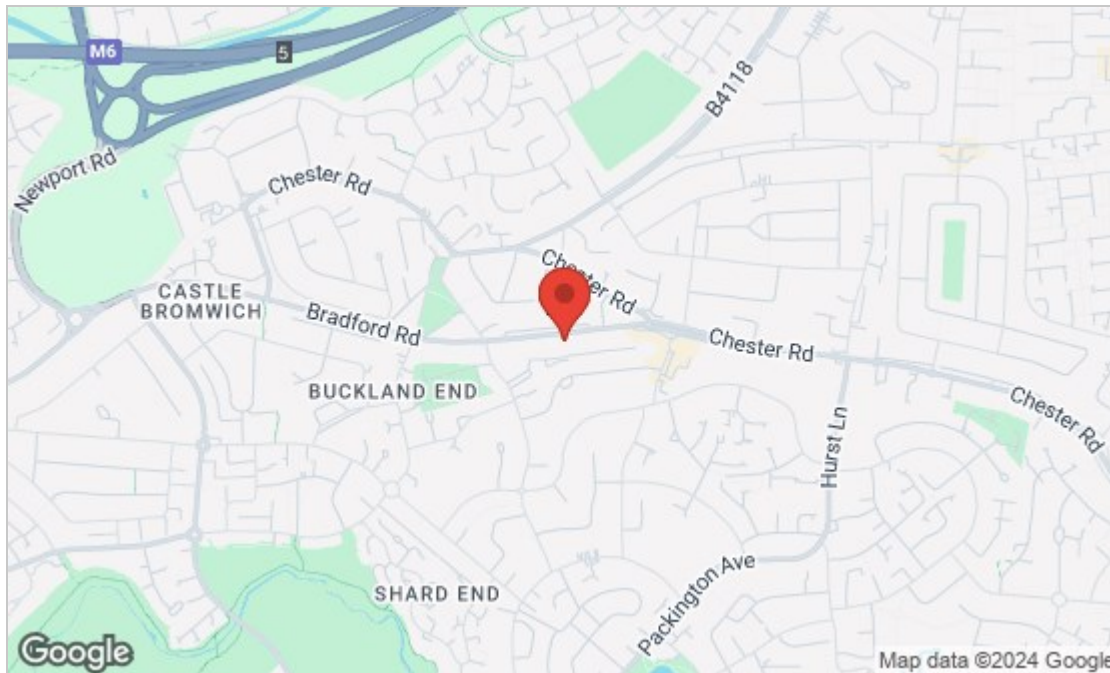
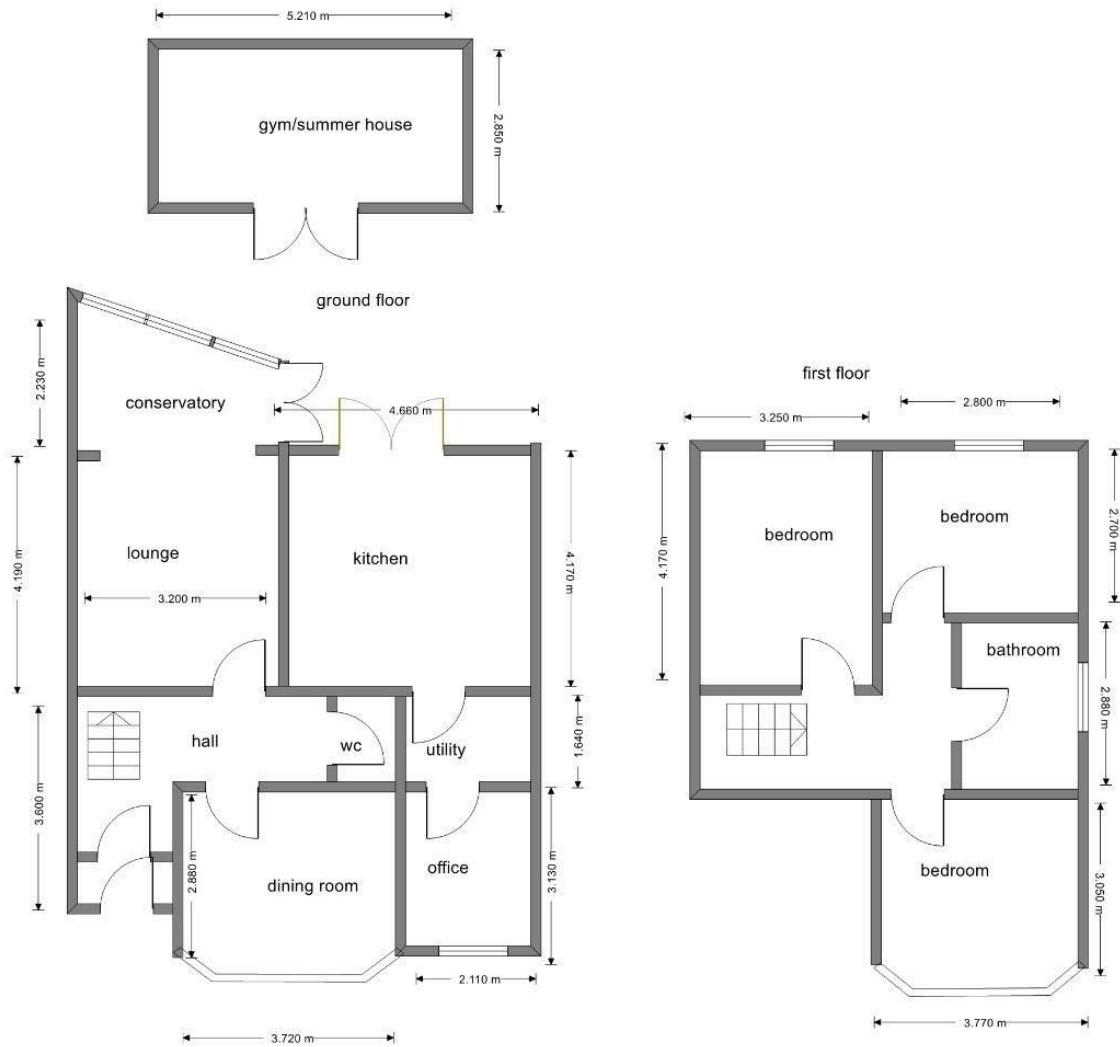


Further Information

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

Council Tax Band: D
EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	74
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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