



21 Selworthy Road, Castle Bromwich, B36 0HP

£370,000

Well presented semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, lounge, kitchen diner, utility/downstairs wc, four bedrooms, bathroom, garden, garage and off road parking. The property also benefits from double glazing & central heating (both where specified)

Approach

Driveway providing off road parking.

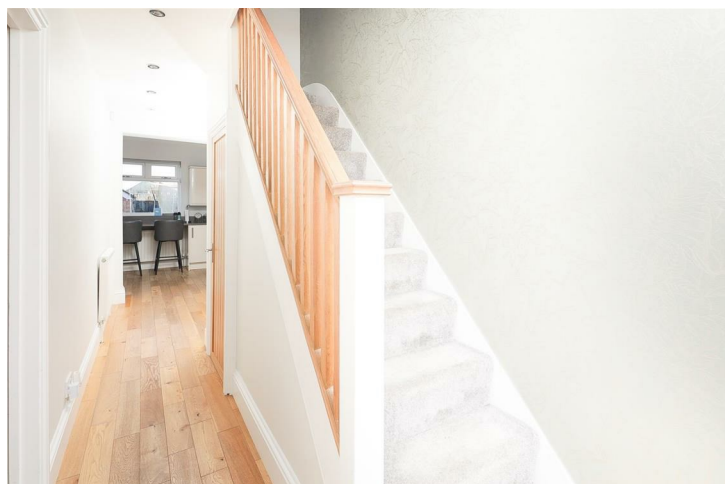


Porch

Double glazed.

Entrance Hallway

Two radiators, understairs storage cupboard, inset ceiling spotlights and stairs rising to first floor elevation.



Lounge

24'01" max x 8'04" plus recess (7.34m max x 2.54m plus recess)

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



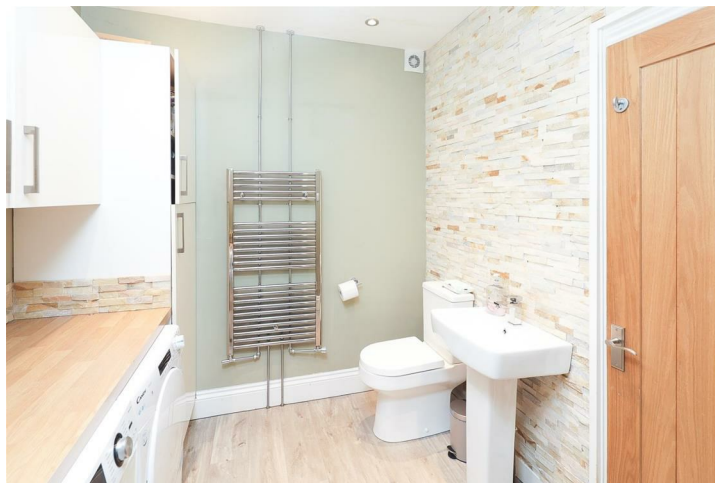
Kitchen Diner

Having a range of matching wall, base and drawer units, integrated oven, hob and extractor hood, integrated dishwasher, space for white goods, double glazed window and double doors to rear, three skylights and radiator.



Utility Room/Downstairs WC

Low level wc, wash hand basin, heated towel rail, space for white goods and inset ceiling spotlights.



Landing

Double glazed window to fore, double glazed window to rear, two radiators, understairs storage, inset ceiling spotlights and stairs rising to second floor elevation.

Bedroom One

11'00" x 9'09" (3.35m x 2.97m)

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



Bedroom Two

13'01" max x 9'08" (3.99m max x 2.95m)

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



Bedroom Three

10'04" plus bow x 7'00" (3.15m plus bow x 2.13m)
Double glazed window to fore, inset ceiling spotlights and radiator.



Rear Garden

Paved patio area, brick built shed with double glazed window and door, mainly laid to lawn and enclosed to boundaries



Bedroom Four

11'00" max x 12'00" plus recess (3.35m max x 3.66m plus recess)
Double glazed window to rear, inset ceiling spotlights and storage cupboard.



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.

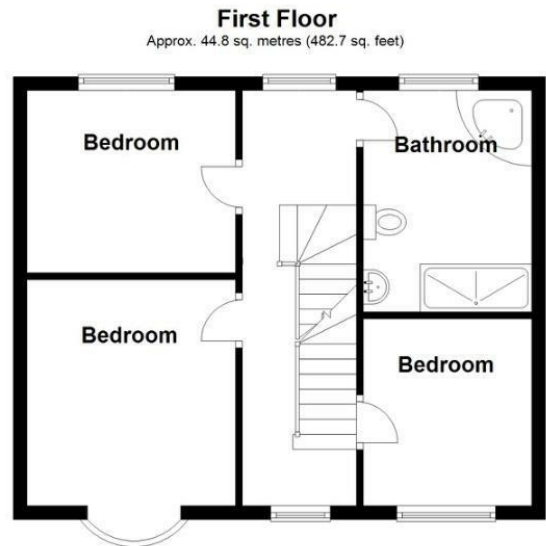
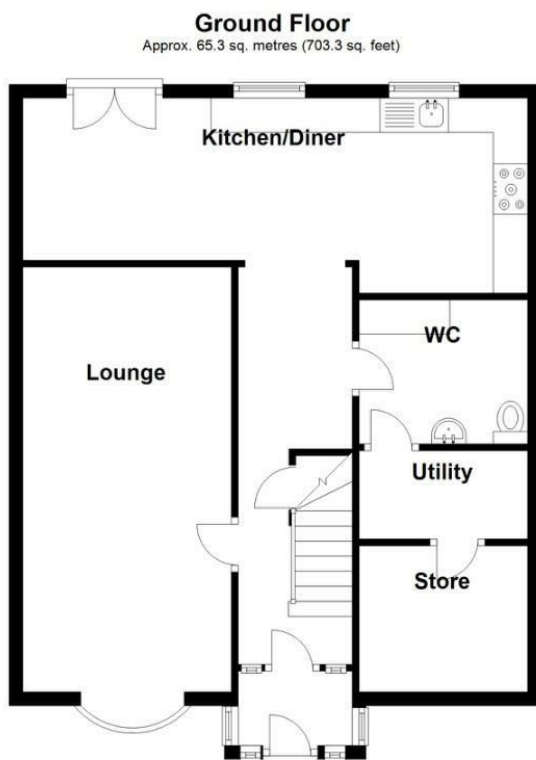


Bathroom

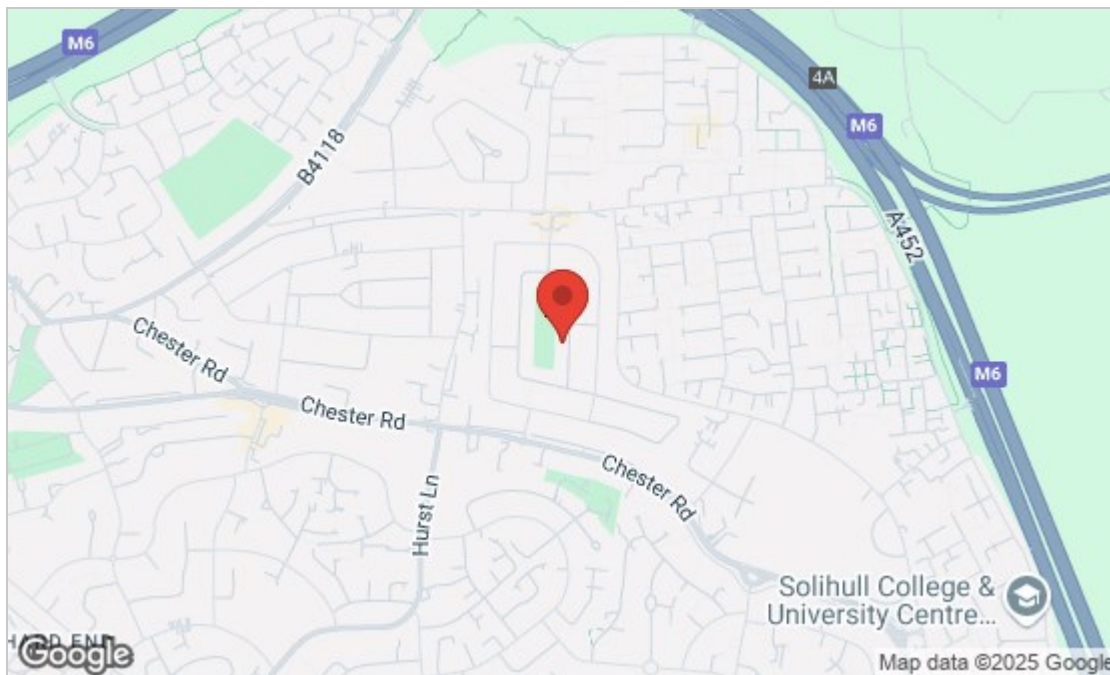
Corner bath, walk in shower, low level wc, wash hand basin, heated towel rail, double glazed window to rear and inset ceiling spotlights.

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



Total area: approx. 128.8 sq. metres (1386.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.