



## **100 Whateley Crescent, Castle Bromwich, B36 0DP**

### **Offers over £290,000**

This traditional semi detached home situated in Castle Bromwich briefly comprises porch, hallway, lounge/diner, kitchen, three bedrooms, bathroom and separate w/c. The property also benefits from a driveway to the front and a mature rear garden and garage. This is a perfect family home and benefits from NO CHAIN.



## Approach

Paved driveway to front, double glazed French doors to front and ceiling light point.



## Hallway

Stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



## Lounge/Diner

26'10 max into bay x 10'06 (8.18m max into bay x 3.20m)

Double glazed bay window to front, double glazed sliding patio doors to rear garden, gas fire, radiator and two ceiling light points.



## Kitchen

10'9 x 8'10 (3.28m x 2.69m)

Double glazed window to rear and side, double glazed door to garden, wall base and drawer units, stainless steel sink with drainer and mixer tap, electric oven and hob with extractor over, integrated dishwasher and washing machine, radiator and ceiling light point.



## Landing

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



## Bedroom One

15'5 x 10'0 (4.70m x 3.05m)

Double glazed bay window to front, radiator, built in wardrobes and ceiling light point.



## Bedroom Two

11'3 x 11'1 (3.43m x 3.38m)

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



## Bedroom Three

8'6 x 8'6 (2.59m x 2.59m)

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



## Bathroom

Double glazed window to rear, panel bath, hand wash basin and ceiling light point.



### Separate W/C

Window to rear, low level w/c and ceiling light point.

### Garage

8'0 x 15'11 (2.44m x 4.85m)

Up and over garage door

### Rear Garden

Brick built storage cupboard with power point, mainly laid to lawn, paved patio area and double opening gates to garage.



### 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.

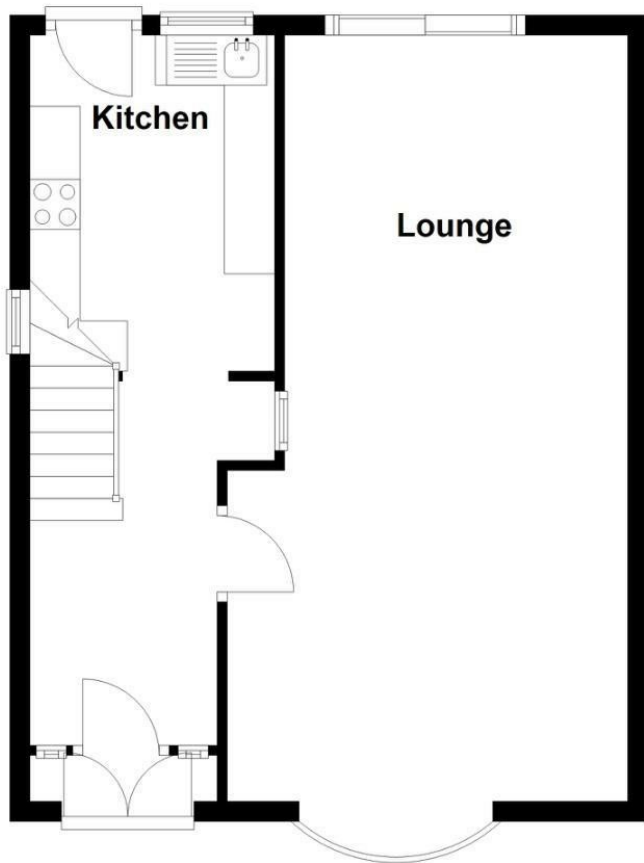
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C

EPC Rating - E

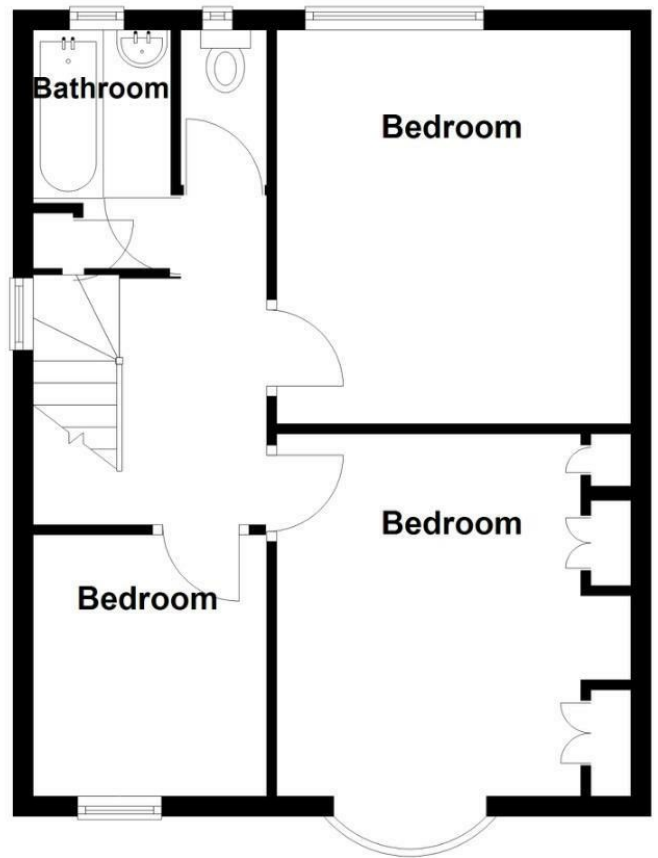
## Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)

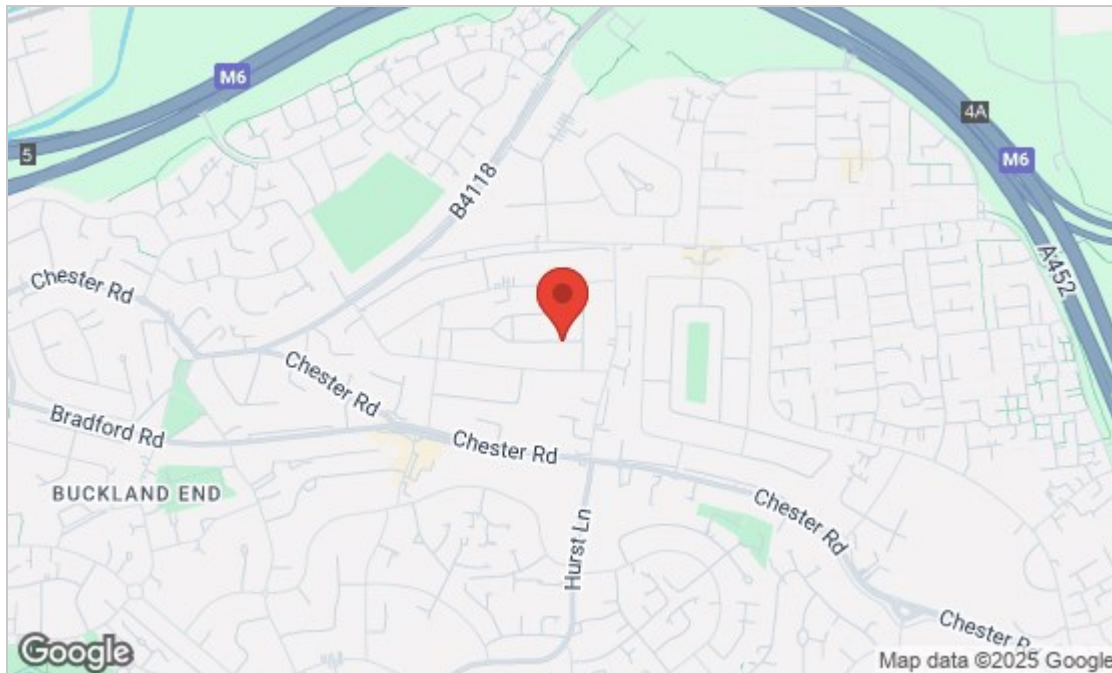


## First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 91.8 sq. metres (987.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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.

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