

91 Parkfield Drive, Castle Bromwich, B36 9TJ

£325,000

This immaculate semi detached home in the popular location of Castle Bromwich briefly comprises, porch, lounge, dining room, fitted kitchen, utility room, , downstairs w/c, office area, three bedrooms and bathroom. There is a tandem garage and an enclosed rear garden with a driveway to the front. Call now to VIEW !!

Approach

Via front garden, driveway for off road parking and area laid to lawn



Porch

Door to front and ceiling light point.

Lounge

15'3 x 13'5 (4.65m x 4.09m)

Double glazed bay window to front, stairs to first floor accommodation, multi fuel burner, radiator and ceiling light point.



Kitchen

9'9 x 7'9 (2.97m x 2.36m)

Double glazed window and door to rear, wall base and drawer units, 1 1/2 stainless steel sink with mixer tap and drainer, integrated gas hob and electric oven with extractor over, space for white goods and ceiling light point.



Dining Room

9'9 x 7'10 (2.97m x 2.39m)

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



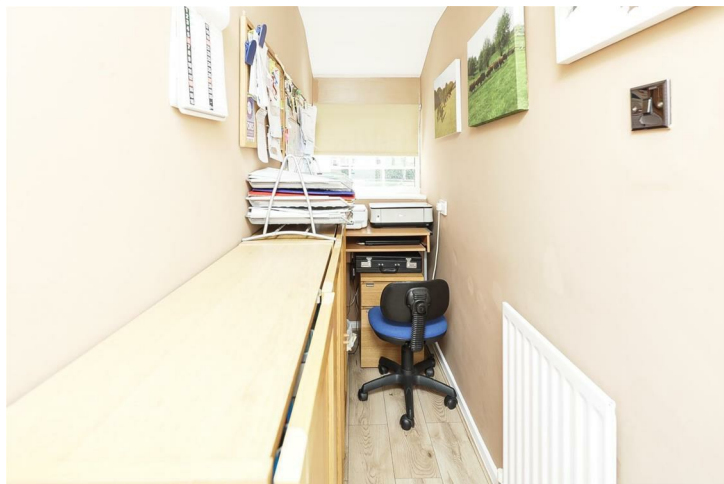
Utility Room

Double glazed window, wall mounted boiler, base units, stainless steel sink with drainer and mixer tap, space for white goods and ceiling light point.



Office/Side Entry

Double glazed window to front, radiator and ceiling light point



Conservatory

Double glazed windows to side and rear, double glazed French doors leading to rear garden and wall light points.



Downstairs W/C

Double glazed window to rear, wash hand basin, low level w/c, radiator and wall light point.

Bedroom One

13 x 8'10 (3.96m x 2.69m)

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



Bathroom

Double glazed window to rear, low level w/c, pedestal hand wash basin, panel bath with shower over, heated towel rail and spots to ceiling.



Bedroom Two

10'2 x 8'8 (3.10m x 2.64m)

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



Tandem Garage

Double opening doors to front, loft storage, power points and two ceiling light points.

Rear Garden

Paved patio area, shrubs to borders, laid to lawn and enclosed to boundaries.

Bedroom Three

7'6 x 6'7 (2.29m x 2.01m)

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



Further Information

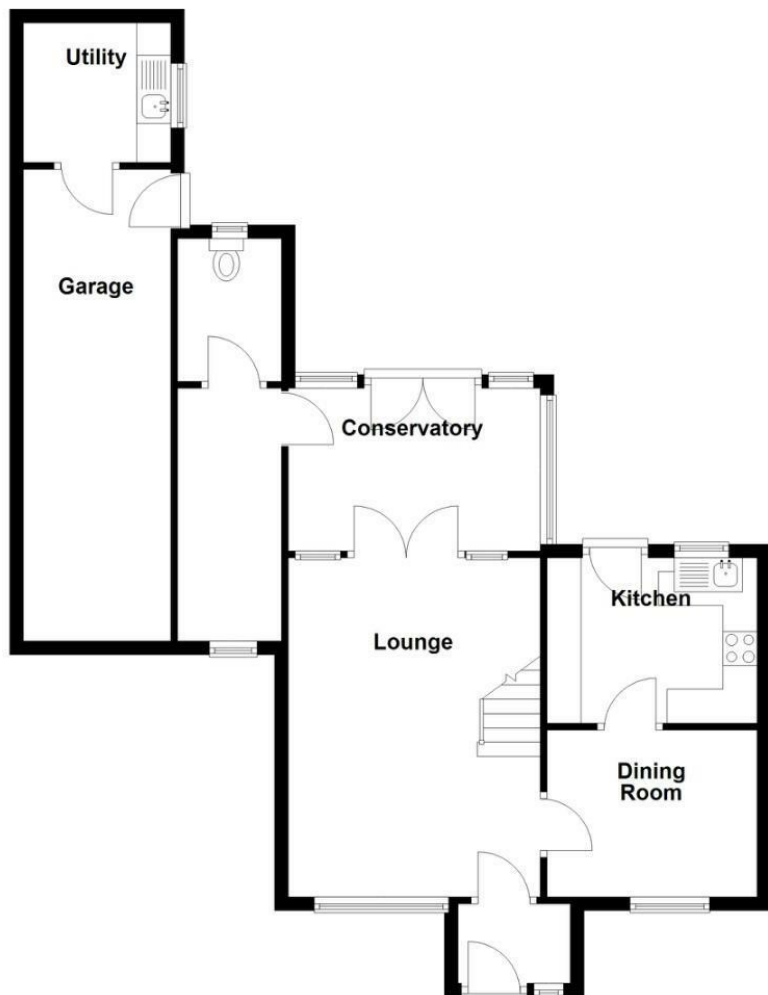
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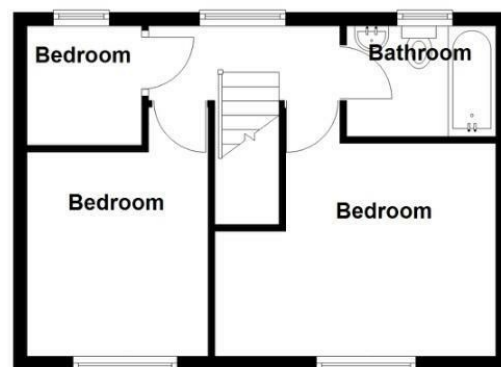
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C
EPC Rating - C

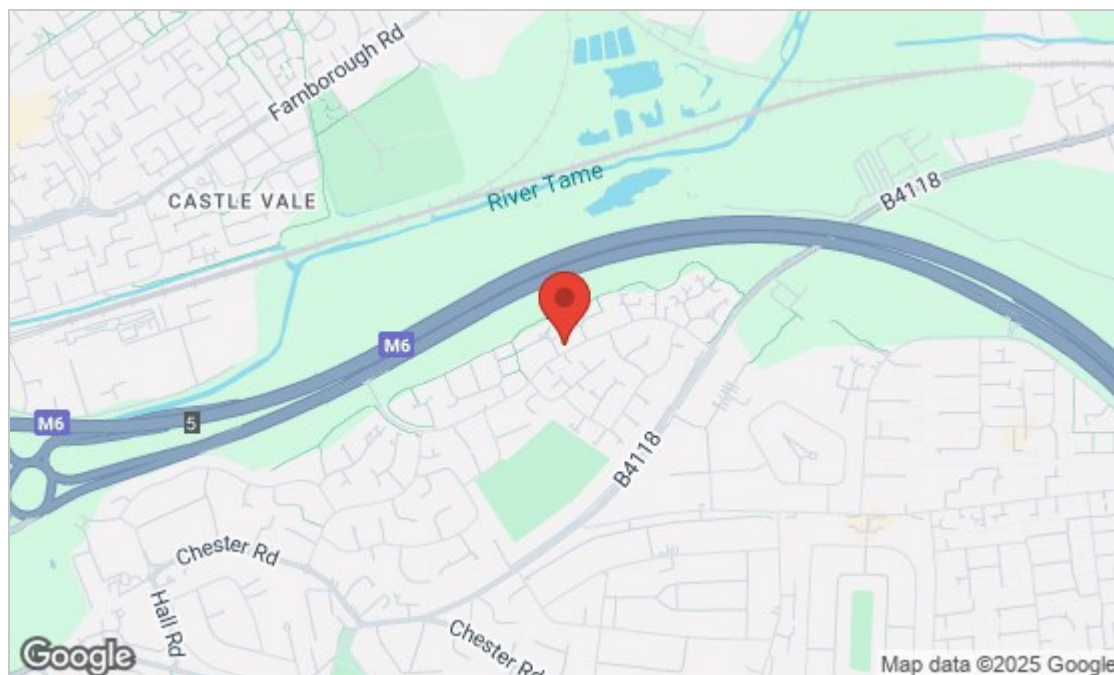
Ground Floor Approx. 75.2 sq. metres (809.4 sq. feet)



First Floor Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 108.6 sq. metres (1168.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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 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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