



## **70/72 Chester Road, Castle Bromwich, B36 9BU**

### **£400,000**

This traditional cottage situated in the heart of Castle Bromwich village briefly comprises hallway, lounge, sitting room, breakfast kitchen, utility room, downstairs W/C, three double bedrooms and family bathroom. There is a garage and workshop to the side of the property and driveway the front. The property also benefits from a rear garden and must be viewed to appreciate the property on offer.



## Approach

Block paved driveway providing off road parking.



## Hallway

Stairs to first floor accommodation, radiator and ceiling light point.



## Lounge

10'10 x 12'07 (3.30m x 3.84m)

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



## Reception Two

8'05 x 11'03 plus bay (2.57m x 3.43m plus bay)

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



## Kitchen/Breakfast Room

11'02 x 14'08 (3.40m x 4.47m)

Double glazed window to front and side, wall, base and drawer units, sink with drainer and mixer tap, integrated microwave, oven and five ring gas hob with extractor over, integrated fridge freezer, radiator and two ceiling light points.



## Utility

4'09 x 13'04 (1.45m x 4.06m)

Double glazed window to rear and side, base units, Belfast style sink, plumbing for washing machine and two ceiling light points.



## Inner Hallway

5'03 x 9'04 (1.60m x 2.84m)

Double glazed French doors to rear, radiator and ceiling light point.

## Downstairs W/C

Double glazed window to rear, Low level W/C, pedestal hand wash basin, radiator and ceiling light point.





### Landing

Loft access, two double glazed windows to front, radiator, two wall light points and ceiling light point.



### Bedroom Three

7'09 x 11'04 (2.36m x 3.45m)

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



### Bedroom One

12'06 x 10'10 (3.81m x 3.30m)

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



### Bathroom

Double glazed window to rear, freestanding bath with shower over, low level W/C, wash hand basin, heated towel rail and two ceiling light points.



### Bedroom Two

11'04 x 10'05 (3.45m x 3.18m)

Dual aspect windows, two wall light points, radiator and ceiling light point.



### Rear Garden

Country style garden, gated access to rear, laid to lawn, paved patio, gravelled area, enclosed to neighbouring boundaries.



### Garage

6'02 x 18'09 (1.88m x 5.72m)

Double opening doors to front.

### Workshop

9'10 x 16'08 (3.00m x 5.08m)

Access via 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.

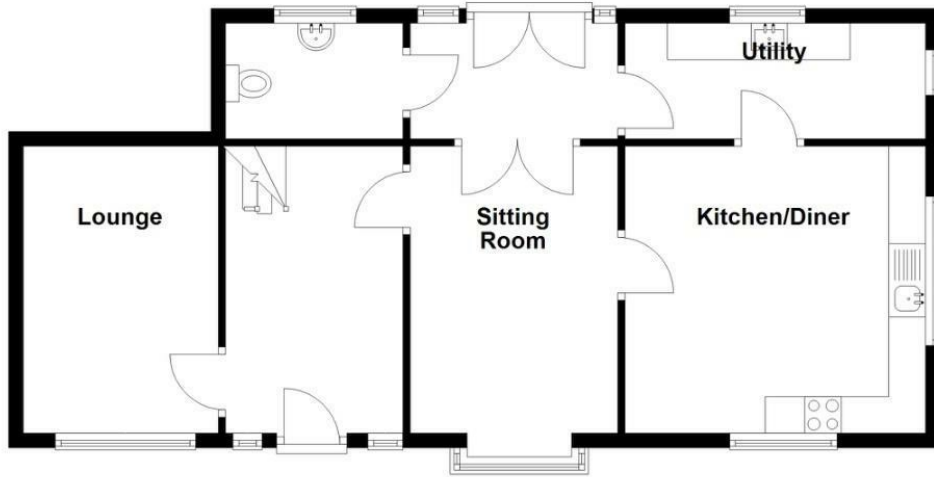
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D

EPC Rating - D

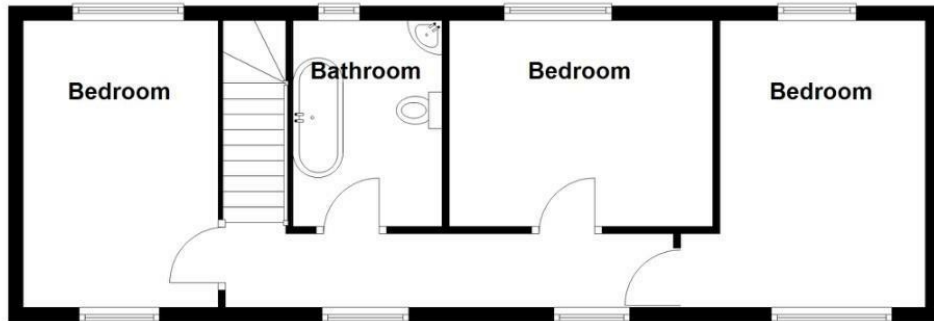
### Ground Floor

Approx. 65.0 sq. metres (699.3 sq. feet)

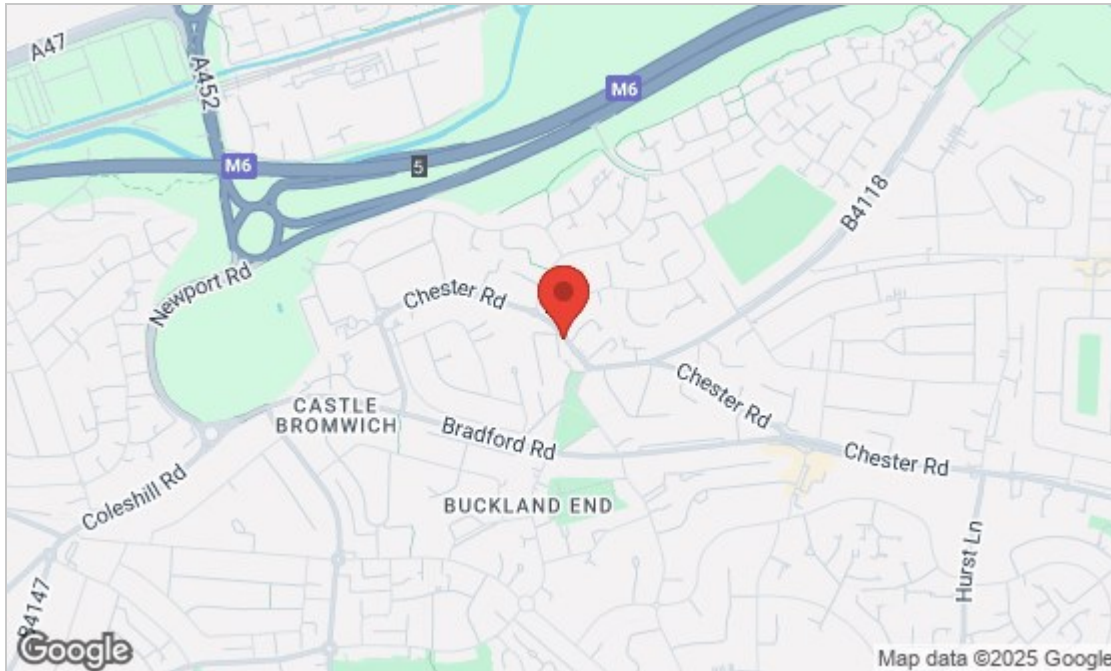


### First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 113.5 sq. metres (1222.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(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 <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		

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