5 Castle Crescent, Castle Bromwich, B36 9TF
£375,000

This modern detached home situated in Castle Bromwich briefly comprises lounge, dining room, kitchen, downstairs w/c, three double bedrooms and family bathroom. There is an integral garage and a driveway to the front and an enclosed rear garden. This is an ideal family home and must be viewed !

Approach

Via a block paved driveway

Porch

Door to side and double glazed window to front.

Lounge

18'8 x 12'2 (5.69m x 3.71m)
Double glazed window to front, stairs to first floor accommodation, radiator and two ceiling light points.

Dining Room

10'2 x 9'6 (3.10m x 2.90m)
Sliding patio doors to conservatory and ceiling light point.

Kitchen

10'2 x 9'6 (3.10m x 2.90m)
Double glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, space for white goods and ceiling light point.
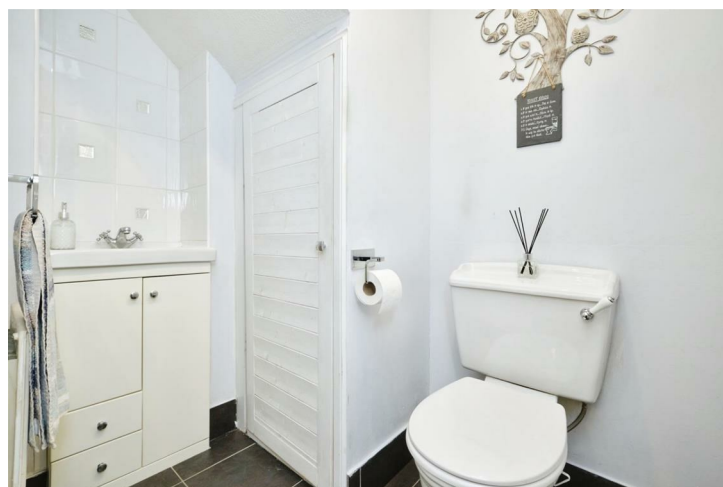

Conservatory

12'2 x 9'6 (3.71m x 2.90m)
Double glazed French doors leading to rear garden, double glazed windows to side and rear and ceiling light point.

Downstairs W/C

Low level w/c, hand wash basin, storage cupboard, radiator and ceiling light point.

Landing

Loft access, storage cupboard and ceiling light point.

Bedroom One

12'2 x 11'6 (3.71m x 3.51m)

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

Bedroom Two

12'10 x 10'6 (3.91m x 3.20m)

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

Ensuite

Double glazed window to rear, shower cubicle, low level w/c, hand wash basin and ceiling light point.

Bedroom Three

12'2 x 8'10 (3.71m x 2.69m)

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

Family Bathroom

Double glazed window to rear, panel bath with shower over, hand wash basin with storage below, low level w/c, airing cupboard, heated towel rail, wall mounted mirror with charging point and light and ceiling light point.

Rear Garden

Decked patio area, artificial lawn, shrubs to border, gated side access and enclosed to neighbouring boundaries.

Garage

Up and over door

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

Council Tax Band: E
EPC Rating: E

Ground Floor

Conservatory
3.70m x 2.90m
(12' 2" x 9' 6")

Kitchen
3.10m x 2.90m
(10' 2" x 9' 6")

Dining Room
3.10m x 2.90m
(10' 2" x 9' 6")

W.C.

Living Room
5.70m x 3.70m
(18' 8" x 12' 2")

Garage
4.70m x 2.50m
(15' 5" x 8' 2")

Porch

Ground Floor

First Floor

Bathroom
2.50m x 1.90m
(8' 0" x 6' 3")

En-suite
2.50m x 1.00m
(8' 0" x 3' 3")

Bedroom 2
3.90m x 3.20m
(12' 10" x 10' 6")

Landing

Bedroom 1
3.70m x 3.50m
(12' 2" x 11' 6")

Bedroom 3
3.70m x 2.70m
(12' 2" x 8' 10")
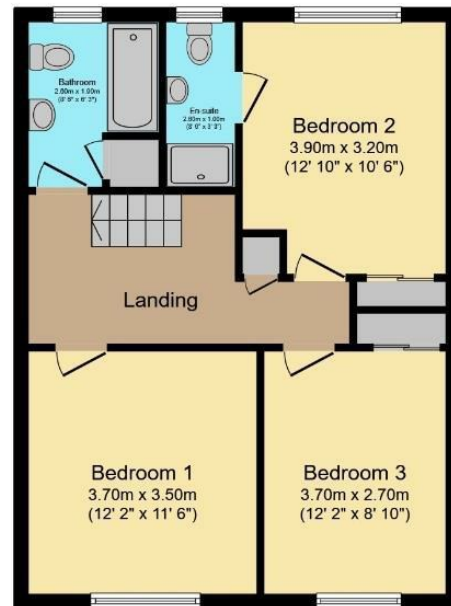
First Floor

Total floor area 126.7 m² (1,364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
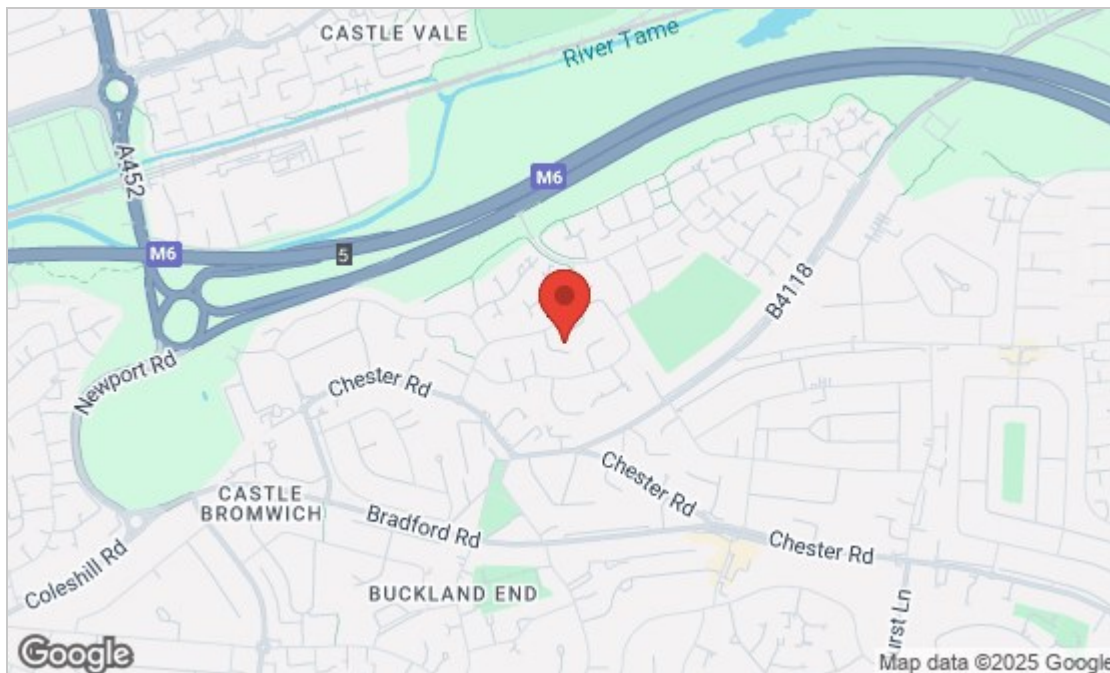
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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