



41 Beechcroft Road, Castle Bromwich, B36 9SJ

£425,000

This four bedroomed detached home in Castle Bromwich briefly comprises porch hallway, lounge, kitchen/diner, downstairs w/c, conservatory, utility room, storage room, four bedrooms and family bathroom. There is a rear garden, garage and driveway to the front. This property will make a lovely family home !

Approach

Approach via a tarmaced driveway,



Porch

Double glazed door and window to fronting window to side.

Hallway

Storage cupboard, radiator and ceiling light point.

Lounge

12'02 x 17'07 (3.71m x 5.36m)

Double glazed bay window to front, feature fire place, wall light point, radiator and ceiling light point.



Kitchen/Diner

20'03 x 15'06 (6.17m x 4.72m)

Double glazed window and French doors to rear, wall base and drawer units, integrated 5 ring gas hob with extractor over, integrated double electric oven and microwave, integrated dishwasher, stainless steel 1 1/2 sink with mixer tap, stairs to first floor accommodation, two radiators, spots to ceiling and three ceiling light points.



Utility

7'05 x 18'10 (2.26m x 5.74m)

Double glazed door to side, plumbing for washing machine, wall base and drawer units, stainless steel sink with drainer and mixer tap, two radiators and two wall light points.



Conservatory

11'09 x 12'10 (3.58m x 3.91m)

Double glazed French doors to side, double glazed windows to all elevations and ceiling light point.



Downstairs W/C

Double glazed window to front, low level w/c, hand wash basin with storage below, heated towel rail and spot lights to ceiling.

Landing

Loft access with loft ladders, storage cupboard and ceiling light point.

Bedroom One

11'05 x 16'06 (3.48m x 5.03m)

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



Bedroom Two

9'09 x 11'7 (2.97m x 3.53m)

Double glazed window to rear, built in wardrobes, radiator, two wall light points and ceiling light point.



Bedroom Three

8'08 x 7'06 (2.64m x 2.29m)

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



Bedroom Four

7'11 x 8'07 (2.41m x 2.62m)

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



Garage

19'05 x 7'09 (5.92m x 2.36m)

Electric roller door, double glazed window to side, and ceiling light point.

Store Room

8'03 x 18'02 (2.51m x 5.54m)

Wall mounted boiler.

Rear Garden

Paved patio area, low maintenance and enclosed to boundaries.



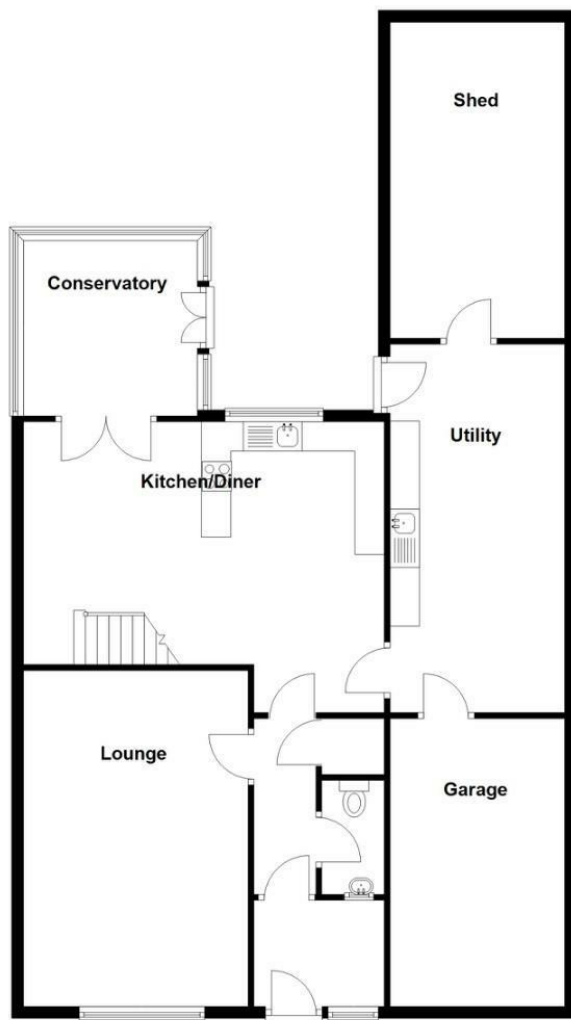
Further Information

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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 - E
EPC Rating - D

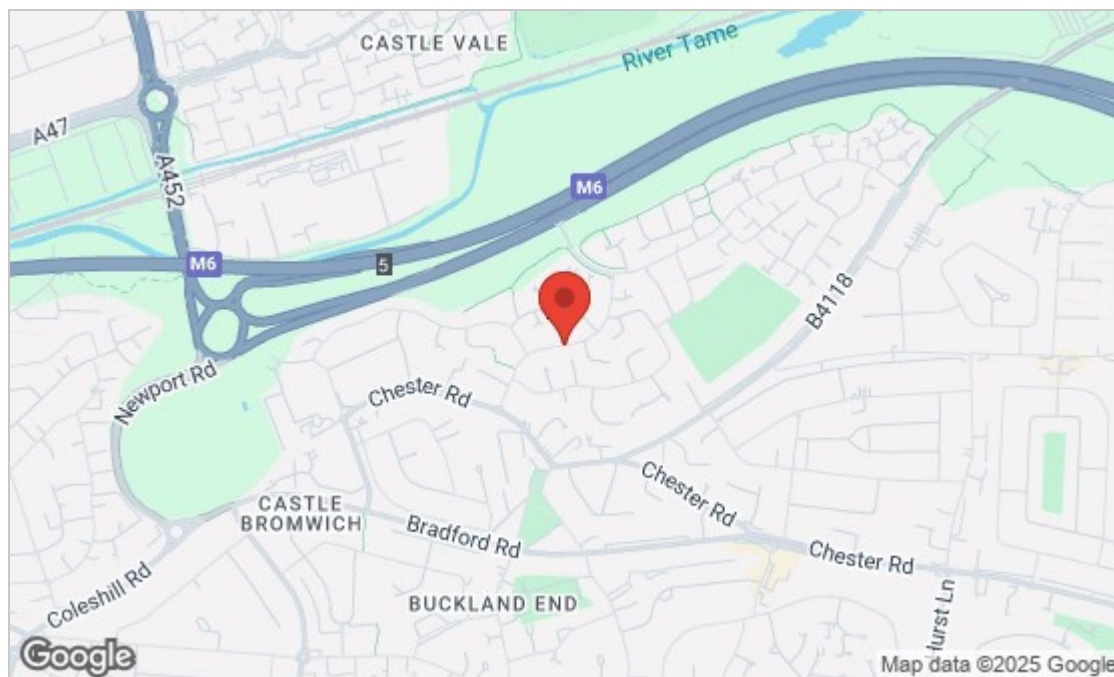
Ground Floor
Approx. 121.0 sq. metres (1302.0 sq. feet)



First Floor
Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 170.9 sq. metres (1839.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		64	85
(92 plus) A			
(81-91) B			
(69-80) C			
(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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