



101 Springfield Road, Castle Bromwich, B36 0DU

£340,000

Well presented semi detached property in the sought after location of Castle Bromwich. In brief the property comprises porch, entrance hallway, lounge, dining area, conservatory, kitchen, utility, downstairs wc, three bedrooms, bathroom, garden, off road parking and garage. The property also benefits from double glazing and central heating (both where specified)

Approach

Driveway providing off road parking and gated access to rear garage.



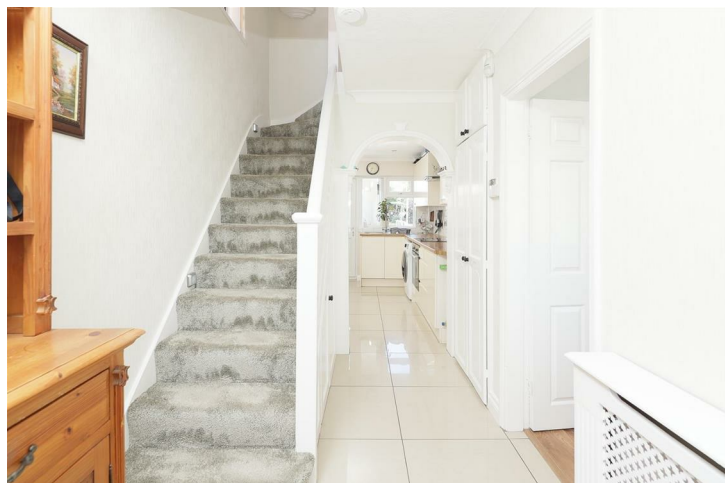
Porch

Double glazed with spotlights to ceiling and meter cupboards.

Electric point on the external wall.

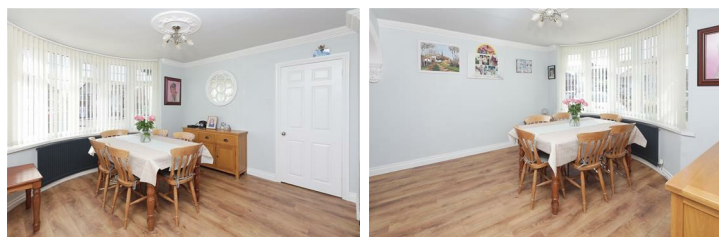
Entrance Hallway

Radiator, wall light point, two storage cupboards and stairs leading to first floor accommodation.



Dining Area

12'00" x 12'11" into bay (3.66m x 3.94m into bay)
Double glazed bay window to fore, ceiling light point and radiator.



Lounge

10'06" x 13'10" (3.20m x 4.22m)

Ceiling light point, fire place with multi fuel burner, radiator and double glazed French doors leading into conservatory.



Conservatory

9'03" x 9'05" (2.82m x 2.87m)

Double glazed with French doors to side, ceiling light fan and radiator.



Kitchen

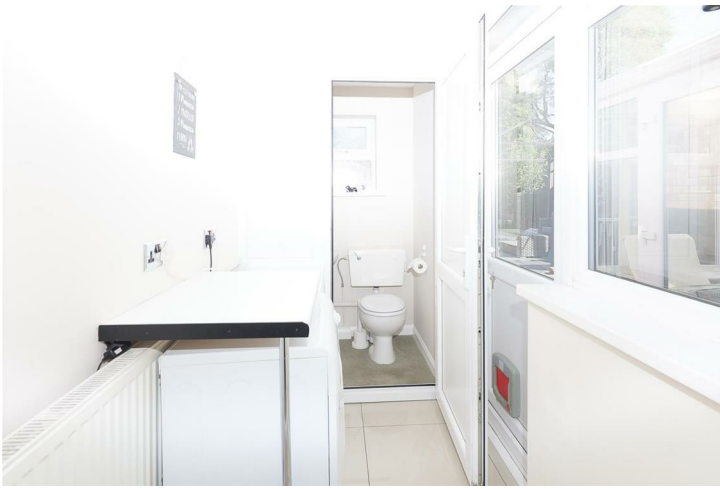
10'09" x 7'11" (3.28m x 2.41m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated oven, hob and extractor, space for white goods, radiator, inset ceiling spotlights and double glazed window and door to rear.



Utility Area

Sky lantern, space for white goods, inset ceiling spotlights, radiator and door to side giving access to rear garden.



Downstairs WC

Low level wc, wash hand basin, inset ceiling spotlights and double glazed window to rear.

Landing

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



Bedroom One

8'01" to wardrobes x 14'04" into bay (2.46m to wardrobes x 4.37m into bay)

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



Bedroom Two

11'05" x 7'10" (3.48m x 2.39m)

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



Bedroom Three

8'09" x 8'07" (2.67m x 2.62m)

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



Bathroom

Bath with shower over, sink set in vanity unit, low level wc, airing cupboard housing boiler, heated towel rail, inset ceiling spotlights and double glazed window to rear.



Rear Garden

Two paved patio areas, decked area, mainly laid to lawn and enclosed to boundaries.



Further Information

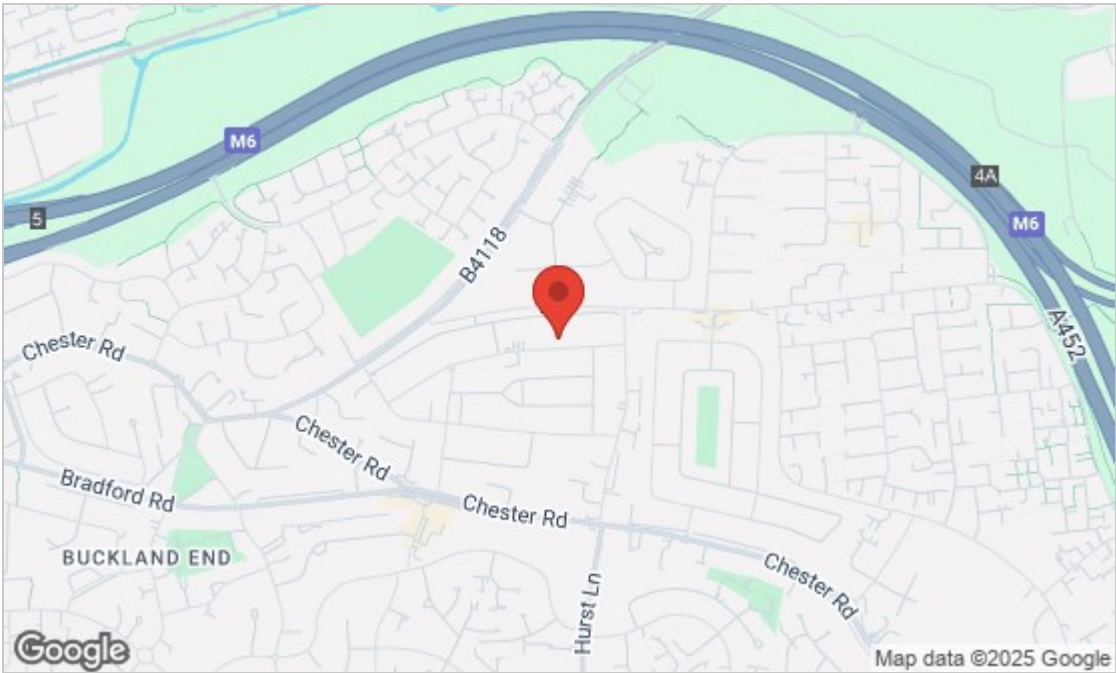
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - TBC

EPC Rating - TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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