



95 Hazelhurst Road, Castle Bromwich, B36 0BJ

Offers in excess of £340,000

Extended semi detached property in the sought after location of Castle Bromwich. In brief the property comprises porch, entrance hallway, through lounge, dining area, kitchen, downstairs wc, three bedrooms, eaves space, shower room, separate wc, garden, garage and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

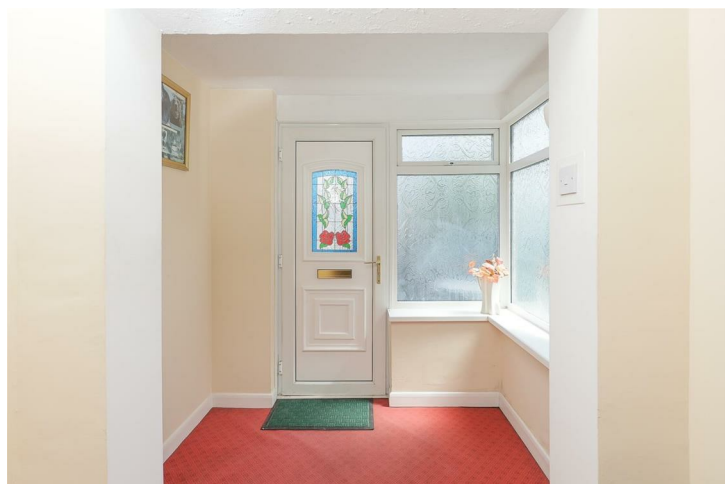
Approach

Via Tarmaced Driveway



Porch

Double glazed window to front and side, door to fore and wall light point.



Entrance Hallway

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



Through Lounge

10'10 max x 33'09 max (3.30m max x 10.29m max)
Double glazed bay window to front, double glazed French doors to rear, two radiators and two ceiling light points.



Dining Area

15'04 x 8'05 max (4.67m x 2.57m max)
Double glazed window to side, radiator and ceiling light point.



Kitchen

16'00 x 6'05 (4.88m x 1.96m)
Two double glazed windows to rear, double glazed door to side, Wall base and drawer units, space for cooker and washing machine, integrated fridge and freezer, sink with mixer tap and drainer and ceiling light strip.



Downstairs WC

Single glazed window to side, low level w/c and ceiling light point.

Landing

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



Bedroom One

8'10 to wardrobes x 14'02 (2.69m to wardrobes x 4.32m)

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



Bedroom Two

9'11 max x 14'00 into bay (3.02m max x 4.27m into bay)

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



Bedroom Three

9'02 head height x 9'00 (2.79m head height x 2.74m)

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



Eaves Space

Double glazed window to rear (restricted head height) and additional access too space.

NB: Restricted head height



Shower Room

Double glazed window to rear, walk in shower, sink in vanity unit, radiator and ceiling light point.



Separate WC

Double glazed window to side, low level w/c and ceiling light point.

Rear Garden

Paved patio area, mainly laid to lawn, enclosed boundaries and gated side access.



Garage

4'08 x 22'02 (1.42m x 6.76m)

Electric up and over door, tap, electrical points and ceiling light point.

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.

We believe this property to be of non standard construction.

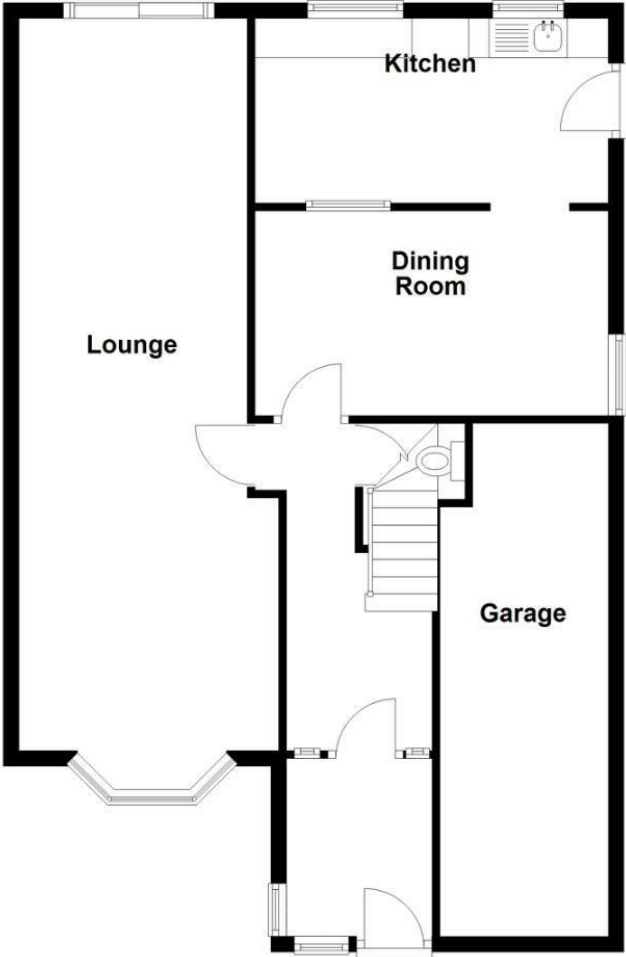
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C

EPC Rating - D

Ground Floor

Approx. 80.5 sq. metres (866.7 sq. feet)

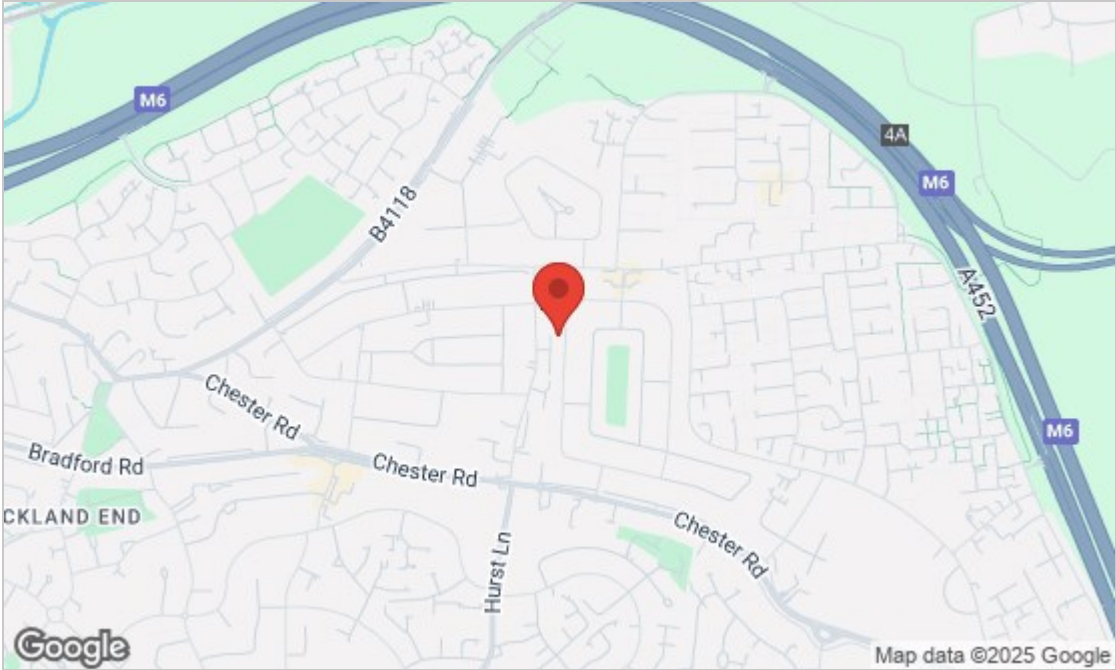


First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



Total area: approx. 129.1 sq. metres (1389.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		64
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.