



## **35 Elmfield Road, Castle Bromwich, B36 0HL**

### **Asking price £290,000**

This semi detached home situated in Castle Bromwich briefly comprises porch, open plan lounge/kitchen, utility room, three bedrooms and family bathroom. There is a rear garden and a driveway to the front leading to the side garage. Call Now To View !!



## Approach

Via a paved driveway with area laid to lawn.



## Porch

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

## Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point.



## Lounge/Kitchen

25'8 into bay x 16'7 max (7.82m into bay x 5.05m max)  
Open plan lounge and kitchen, double glazed window to front, double glazed window and door to rear, wall base and drawer units, sink with mixer tap and drainer, gas hob, electric oven, breakfast bar, two radiators and three ceiling light points.



## Utility

8'3 x 10'3 (2.51m x 3.12m)

Double glazed window side and rear, double glazed door to rear, central heating boiler, wall base and drawer units, plumbing for washing machine and ceiling light point.



## Landing

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

## Bedroom One

12'2 max into bay x 10'4 max (3.71m max into bay x 3.15m max)

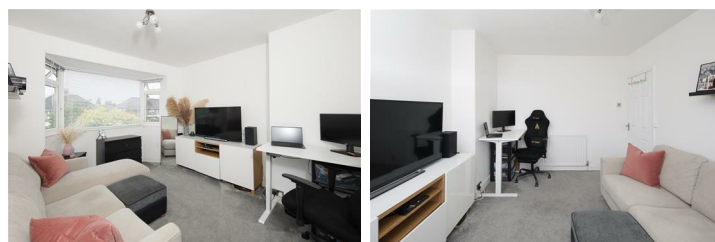
Double glazed bay window to front, radiator and ceiling light point.



## Bedroom Two

13'3 max into bay x 10'4 max (4.04m max into bay x 3.15m max)

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



## Bedroom Three

6'0 x 6'4 (1.83m x 1.93m)

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



## Bathroom

Double glazed window to rear, panel bath with electric shower over, low level w/c, hand wash basin with vanity under, heated towel rail and ceiling light point.



## Rear Garden

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



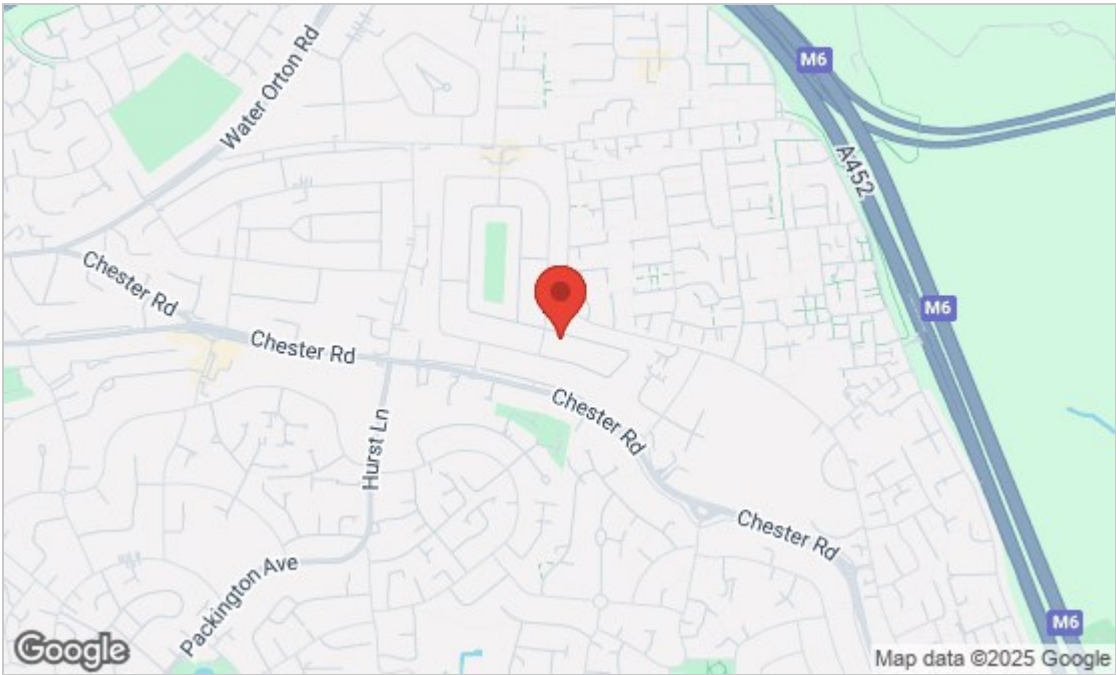
## Further Information

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 - C  
EPC Rating - D



| 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 <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 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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