



14 Bradewell Road, Castle Bromwich, B36 9TT

Asking price £375,000

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

Approach

Driveway providing off road parking.



Porch

Double glazed with radiator and wall light point.

Entrance Hallway

Wall light point, radiator and stairs rising to first floor accommodation.



Lounge

23'11" max x 14'04" max (7.29m max x 4.37m max)

Double glazed bow window to fore, two ceiling light points, inset ceiling spotlights, two radiators and double glazed French doors to rear.



Kitchen

15'04" max x 9'05" max (4.67m max x 2.87m max)

Having a range of matching base and drawer units, two pull out larders, integrated fridge freezer, wine chiller, dishwasher, single oven, microwave, warmer drawer, hob and extractor, sink with mixer tap over, two skylights, underfloor heating, double glazed window to rear and double glazed door to side.



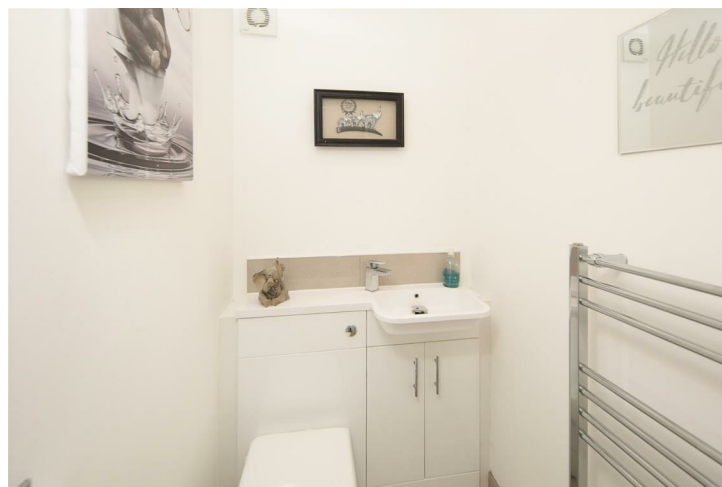
Utility Area

Matching wall and base units, sink with mixer tap over, space for white goods, inset ceiling spotlights and radiator.



Downstairs WC

Low level wc, sink set in vanity unit, inset ceiling spotlights and heated towel rail.



Landing

Ceiling light point.



Bedroom One

14'05" max x 8'04" (4.39m max x 2.54m)

Two double glazed window to fore, built in wardrobes, inset ceiling spotlights, radiator and storage cupboard.



Bedroom Two

14'05" x 8'06" max (4.39m x 2.59m max)

Two double glazed windows to rear, ceiling light point, radiator and wardrobes.



Bedroom Three

13'08" max x 6'05" (4.17m max x 1.96m)

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



Bathroom One

Double glazed window to rear, bath with shower over, low level w/c, wash hand basin, heated towel rail and spot lights to ceiling.



Bathroom Two

Double glazed window to side, shower cubicle, sink, low level w/c, loft access, heated rowel rail and spot lights to ceiling.



Rear Garden

Paved Patio area, lawned area, stoned borders 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.

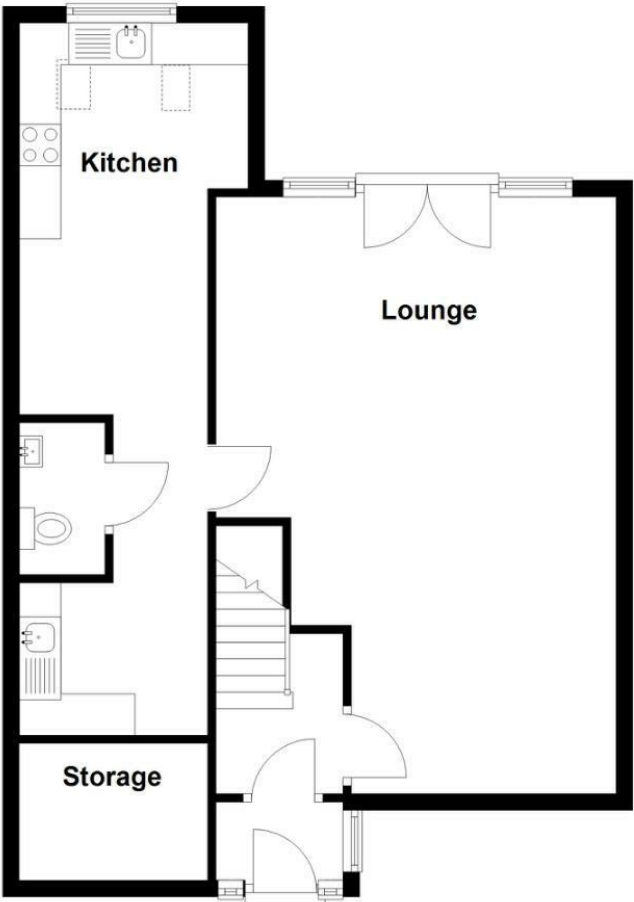
Freehold on Completion

Council Tax Band - D

EPC Rating - C

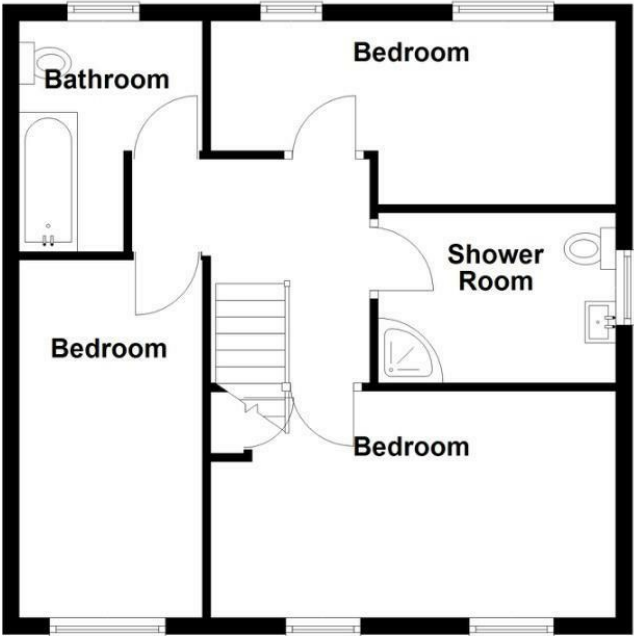
Ground Floor

Approx. 61.5 sq. metres (662.2 sq. feet)

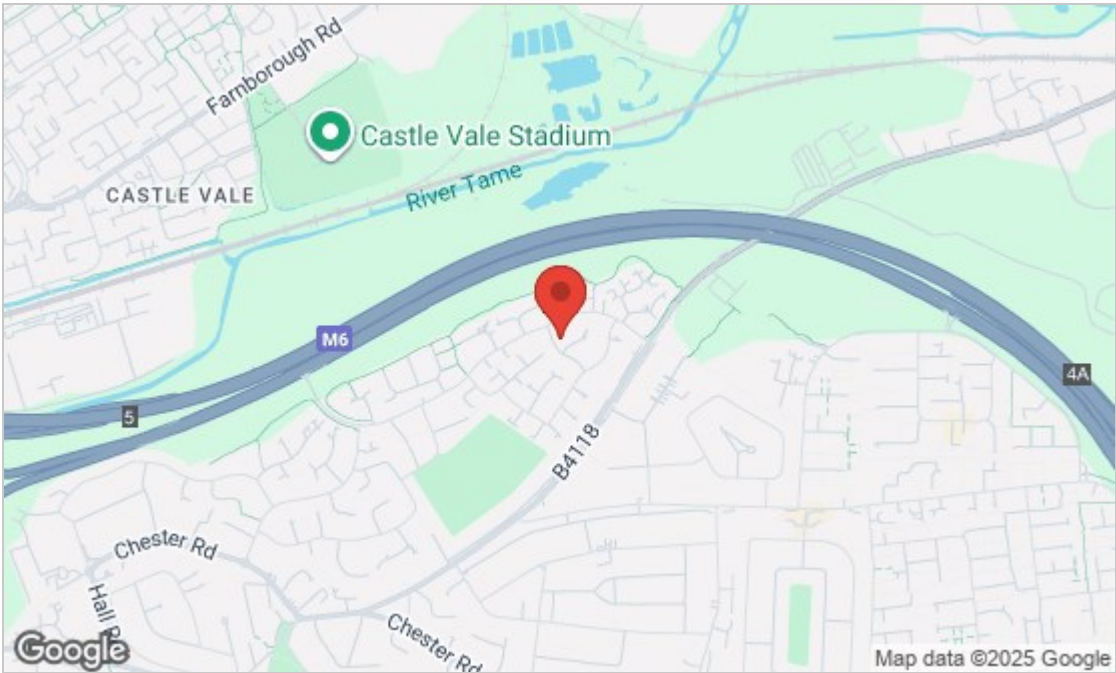


First Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 113.2 sq. metres (1218.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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		

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.