



54 Hurst Lane North, Castle Bromwich, B36 0HB

Offers in excess of £315,000

This well presented three bedroom extended semi detached must not be missed! In brief the property comprises entrance hallway, dining room, extended lounge, kitchen, three bedrooms, bathroom, garden, garage and shared driveway providing off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Shared driveway providing off road parking and access to garage.



Entrance Hallway

Radiator, ceiling light point and stairs rising to first floor elevation.



Dining Room

12'1" x 10'3" plus bay (3.68m x 3.12m plus bay)
Double glazed bay window to fore, storage cupboard, ceiling light point and radiator.



Extended Lounge

10'6" x 19'11" max (3.20m x 6.07m max)
Double glazed window to side and rear, media wall, ceiling light point and radiator.



Kitchen

7'9" x 10'8" (2.36m x 3.25m)

Having a range of matching wall, base and drawer units, integrated cooker and hob, space for white goods, sink and drainer, double glazed window and door to rear garden.



Landing

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



Bedroom One

10'0" x 15'00" max (3.05m x 4.57m max)

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



Bedroom Two

11'5" x 9'11" (3.48m x 3.02m)

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



Bedroom Three

8'9" x 8'7" (2.67m x 2.62m)

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



Bathroom

Two double glazed windows to rear, free standing bath, shower cubicle with shower over, Jack and Jill wash hand basin, radiator, low level wc and inset ceiling spotlights.



Garden

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



Garage

Door to fore.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(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.