



## **75 Blandford Avenue, Castle Bromwich, B36 9JB**

### **£375,000**

This well presented extended semi detached property in the popular location of Castle Bromwich briefly comprises porch, entrance hallway, lounge diner, kitchen diner, conservatory, three bedrooms, shower room, separate wc, large rear garden, off road parking and garage. The property also benefits from double glazing & central heating (both where specified)



## Approach

Via Tarmaced Driveway providing off road parking.



## Porch

Double glazed door and window to front and side

## Hallway

Double glazed door and window to front, stairs to first floor accommodation, storage cupboard and ceiling light point.



## Lounge/Diner

25'5 max x 13'01 (7.75m max x 3.99m)

Double glazed bay window to front, brick built fireplace, sliding doors to rear giving access to the conservatory, two radiators, wall light point and ceiling light point.



## Conservatory

9'10 x 12'07 (3.00m x 3.84m)

Double glazed doors and windows to rear, radiator and ceiling light point.



## Kitchen/Diner

21'01 x 7'04 (6.43m x 2.24m)

Double glazed window to rear and side, matching wall base and drawer units, integrated oven and hob with extractor over, sink with mixer tap and drainer, space for white goods, pantry, door to garage, radiator and spot lights to ceiling.



## Downstairs W/C

Low Level W/C and light point.

## Landing

Loft access and ceiling light point.

## Bedroom One

14'05 into bay x 10'01 max (4.39m into bay x 3.07m max)

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



## Bedroom Two

13'01 max x 10'06 (3.99m max x 3.20m)

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



### Bedroom Three

6'10 x 9'03 (2.08m x 2.82m)

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



### Shower Room

Double glazed window to rear, shower cubicle, sink in vanity unit, airing cupboard, two heated towel rails and spotlights to ceiling.



### Separate W/C

Double glazed window to side, low level W/C, radiator and ceiling light point.



### Garage

8'06 x 24'02 (2.59m x 7.37m)

Double glazed door and window to rear, side hinged doors to front, wall and base units, plumbing with sink and mixer tap and ceiling light point.



### Rear Garden

Paved patio area, mainly laid to lawn 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.

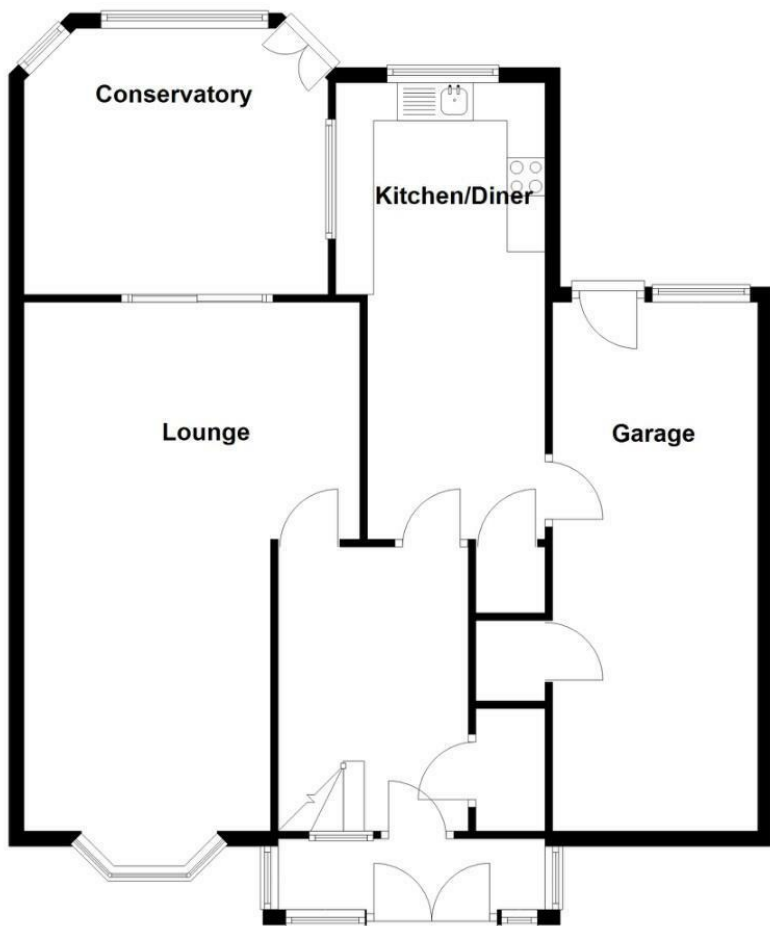
Council Tax Band - D

EPC Rating - D



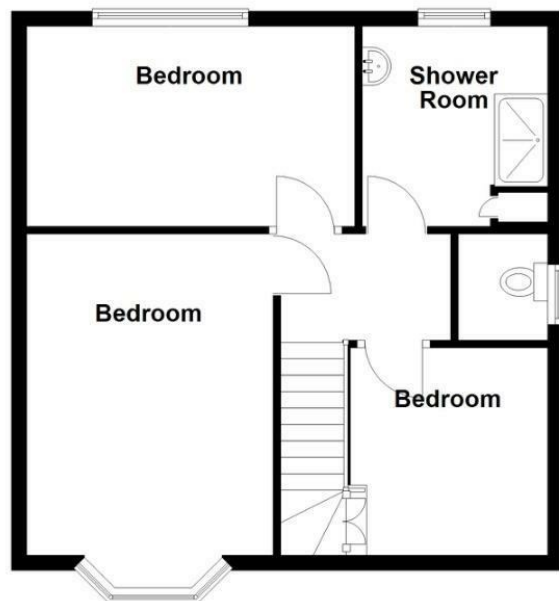
## Ground Floor

Approx. 93.8 sq. metres (1009.4 sq. feet)

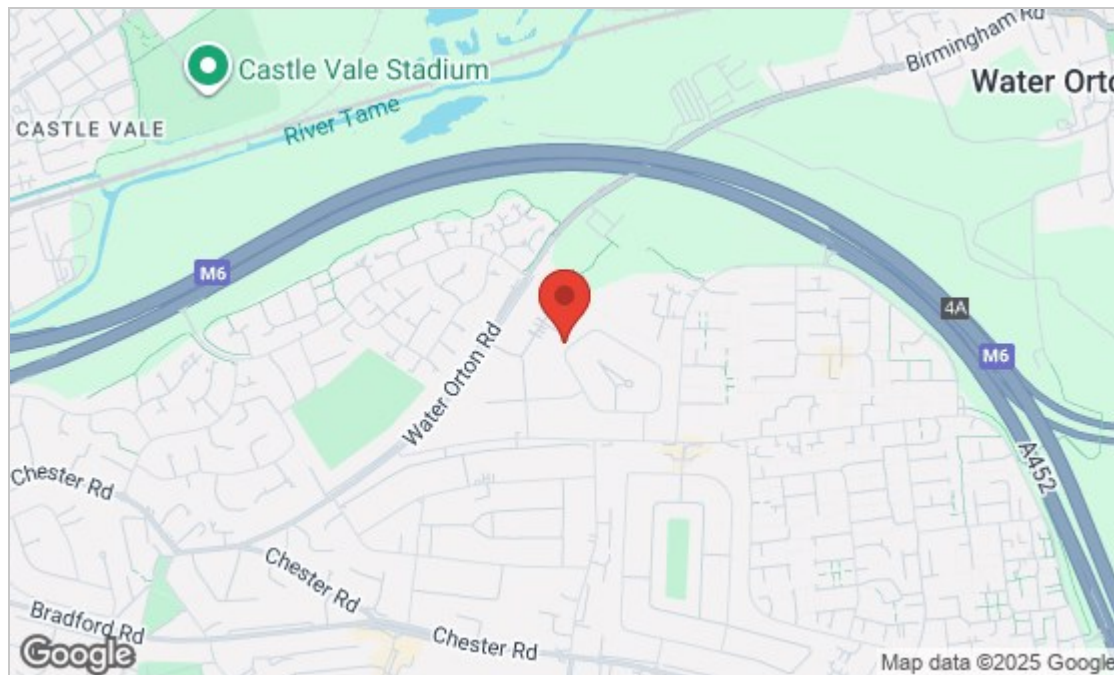


## First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 142.0 sq. metres (1528.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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