



62 Blandford Avenue, Castle Bromwich, B36 9JB

Offers over £325,000

This extended semi detached property which is situated on a corner plot briefly comprises porch, entrance hallway, two reception rooms, kitchen, three bedrooms, shower room, separate w/c, front and large rear garden, off road parking and a tandem garage to the side. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Lawned area and block paved driveway providing off road parking.



Porch

Double glazed with door to fore and wall light point.

Entrance Hallway

Stairs to first floor accommodation, double glazed window to fore, ceiling light point, radiator and storage cupboard.



Reception Room One

9'8" x 14'1" (2.95m x 4.29m)

Double glazed bay window to fore, three wall light points, ceiling light point, decorative fireplace and radiator.



Reception Room Two

12'1 x 17'8" (3.68m x 5.38m)

Double glazed window to rear and side, gas fire point, two ceiling light points, three wall light points and two radiators.



Kitchen

10'1" x 6'9" (3.07m x 2.06m)

Having a range of matching wall, base and drawer units, stainless steel sink with mixer tap and drainer, space for white goods, space for cooker, pantry with ceiling light point, radiator and door to side giving access to garage.



Landing

Ceiling light point and loft access.



Bedroom One

14'1" into bay x 9'9 max (4.29m into bay x 2.97m max)

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



Bedroom Two

12'9" x 10'3" (3.89m x 3.12m)

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





Bedroom Three

8'8" x 6'5" (2.64m x 1.96m)

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



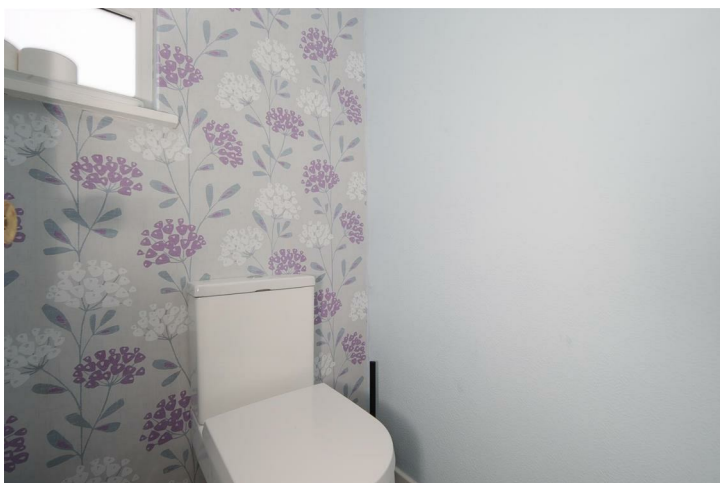
Shower Room

Shower cubicle with shower over, sink set in vanity unit, radiator and storage cupboard housing boiler.



Separate WC

Low level wc, ceiling light point and double glazed window to side.



Rear Garden

Gated access to side, paved patio area, outside tap, mainly laid to lawn and enclosed to boundaries.



Downstairs W/C

Low level w/c,

Garage

27'5" x 7'9"

Side hinged doors to fore, space for white goods, sink with drainer, power points, ceiling light point and door to rear giving access to the garden.



Further Information

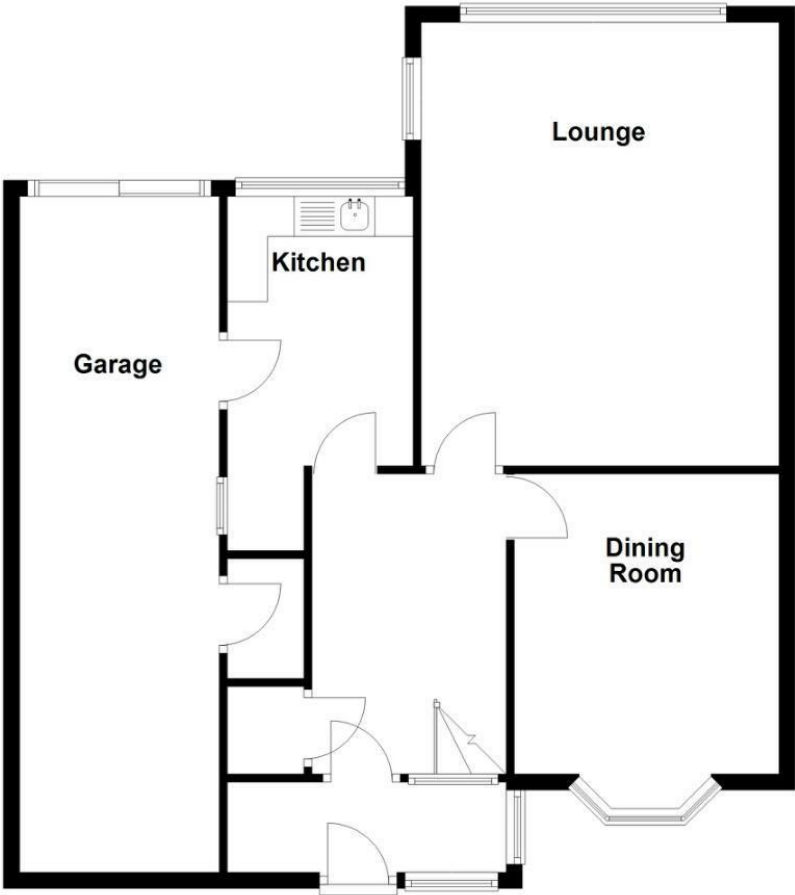
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - D

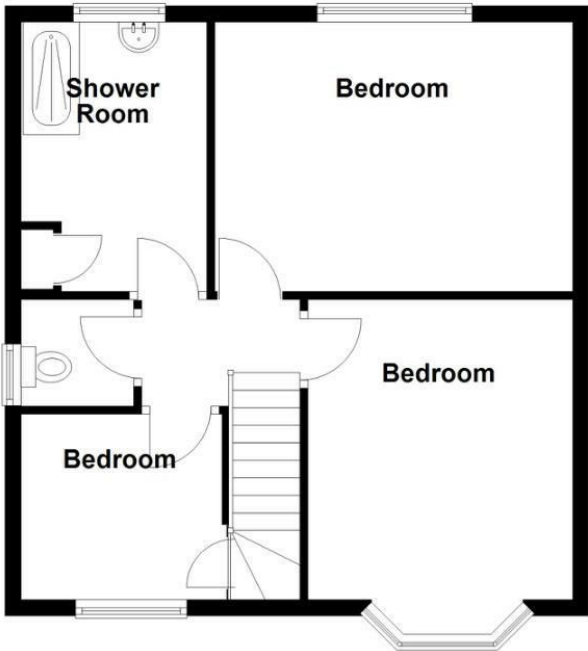
Ground Floor

Approx. 84.9 sq. metres (913.6 sq. feet)

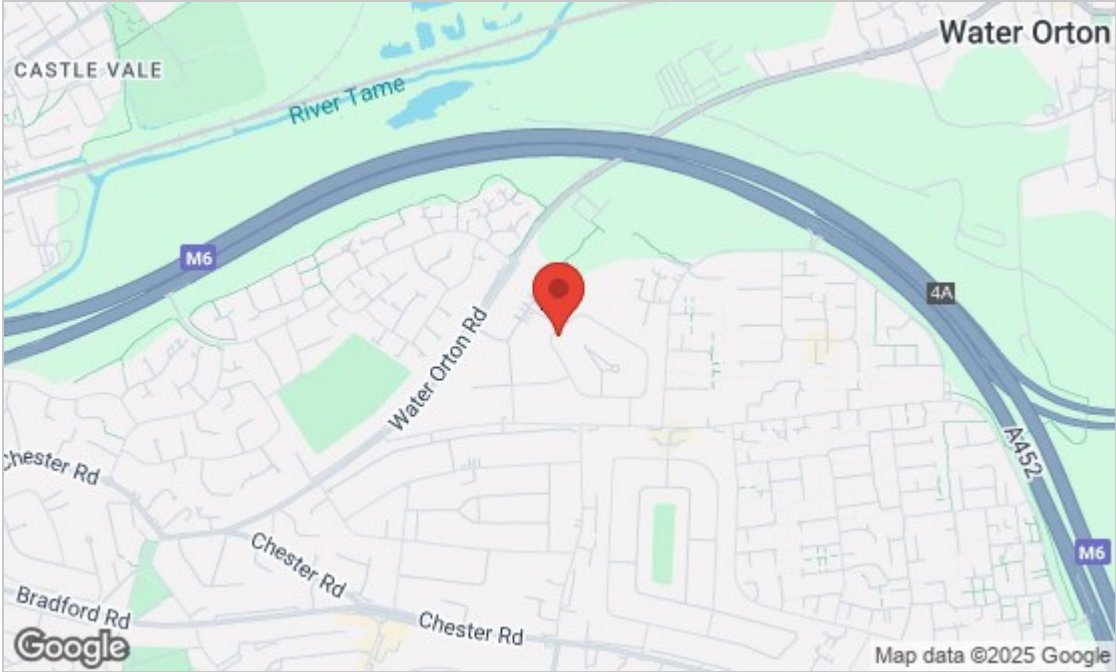


First Floor

Approx. 49.4 sq. metres (531.9 sq. feet)



Total area: approx. 134.3 sq. metres (1445.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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