



## **7 Windleaves Road, Castle Bromwich, B36 0BP**

### **Offers over £425,000**

This extremely well presented four bedroom property briefly comprises porch, hallway, lounge, kitchen/diner/family room, utility room, office/playroom, downstairs w/c, four bedrooms, jack and jill shower room and family bathroom. There is an enclosed rear garden and a driveway the the front. This property must be viewed to appreciate the size and standard of property on offer and would make a lovely family home.

## Approach

Via a tarmaced driveway with ample off road parking.

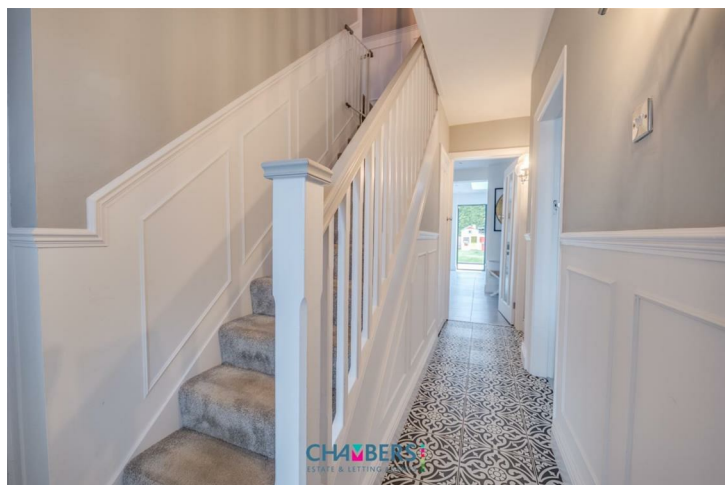


## Porch

Double glazed door to front, double glazed window to side and spot lights to ceiling.

## Hallway

Stairs to first floor accommodation, storage cupboard, underfloor heating and two wall light points.



## Lounge

12'4 max into bay x 10'8 max into recess (3.76m max into bay x 3.25m max into recess)

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



## Office/Playroom

Double glazed window to front, underfloor heating and spotlights to ceiling.

## Utility

Double glazed door to rear garden, space for white goods, cupboard concealing wall mounted central heating boiler and ceiling light point.



## Downstairs W/C

Double glazed window to side, low level W/C, wash and basin with vanity below, underfloor heating and spot lights to ceiling.



## Kitchen/Diner/Family Room

24'09 x 22'5 (7.54m x 6.83m)

Double glazed bifold door and window to rear, sky lantern, wall base and drawer units, island with induction hob with storage below, sink with drainer and mixer tap, breakfast bar, integrated oven, microwave oven, dishwasher and fridge freezer and four ceiling light points.



## Landing

Loft access with loft ladder, partially boarded loft and ceiling light point.





### Bedroom One

12'4 max into bay x 10'3 (3.76m max into bay x 3.12m)  
Double glazed bay window to front, radiator and ceiling light point.



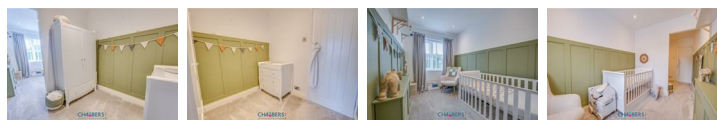
### Bedroom Two

13'3 max into bay x 10'3 (4.04m max into bay x 3.12m)  
Double glazed bay window to rear, radiator and ceiling light point.



### Bedroom Three

18'2 x 6'9 (5.54m x 2.06m)  
Double glazed window to rear, radiator and spot lights to ceiling.



### Bedroom Four

10'1 x 6'9 (3.07m x 2.06m)  
Double glazed window to front, radiator and spot lights to ceiling.



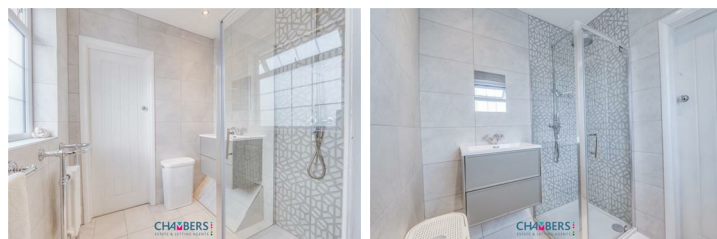
### Family Bathroom

Double glazed window to rear, low level W/C, hand wash basin, freestanding bath with hand shower over and spot lights to ceiling



### Jack and Jill Ensuite

Double glazed window to front, shower enclosure, hand wash basin with storage below, radiator and spot lights to ceiling.



### Rear Garden

Mainly laid to lawn, paved patio area, gated side access to front and enclosed to neighbouring boundaries.



### Further Information

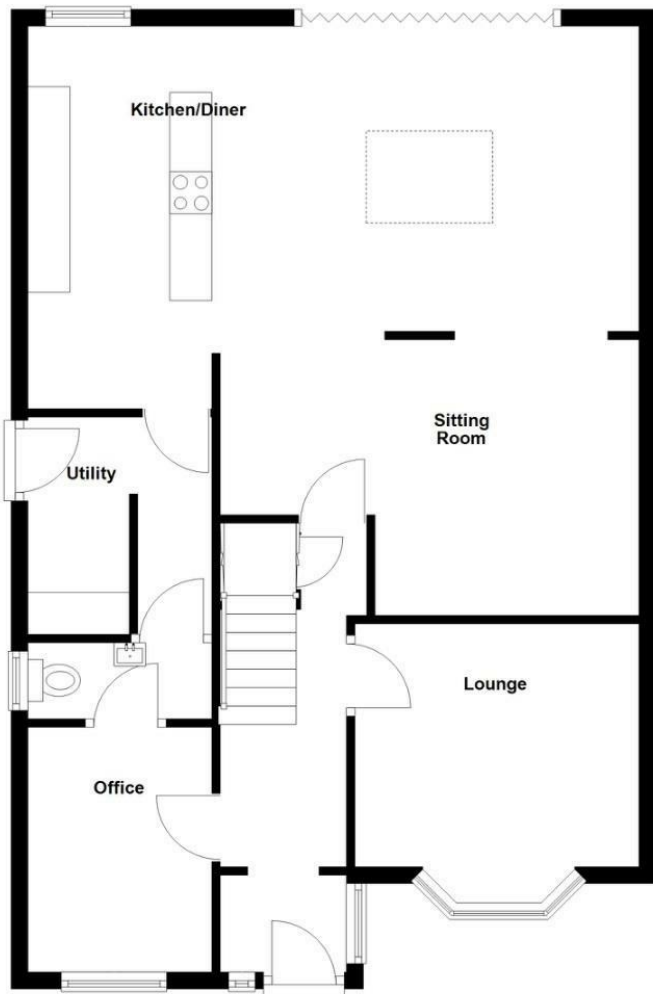
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

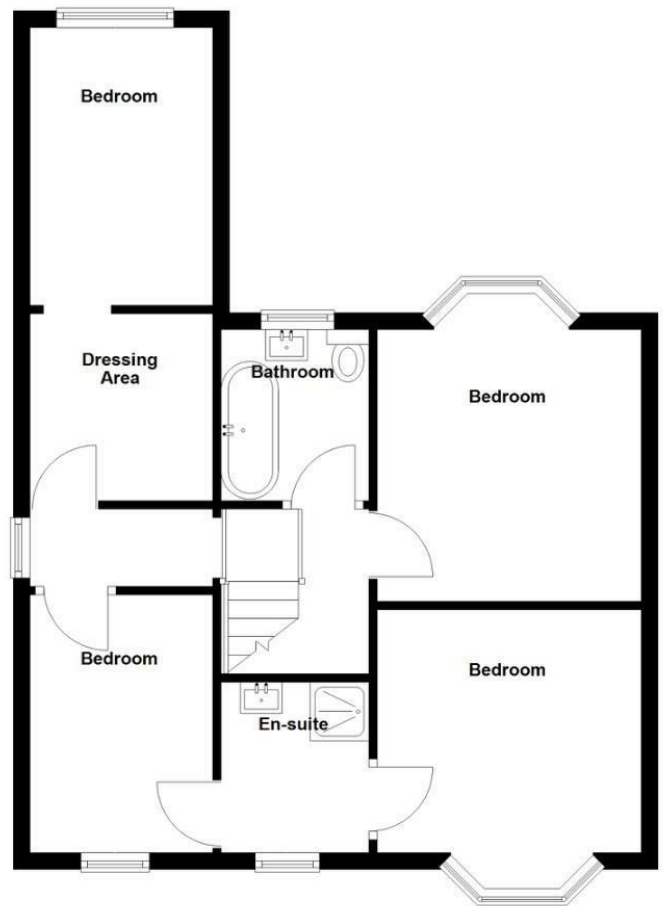
Council Tax Band - C

EPC Rating - C

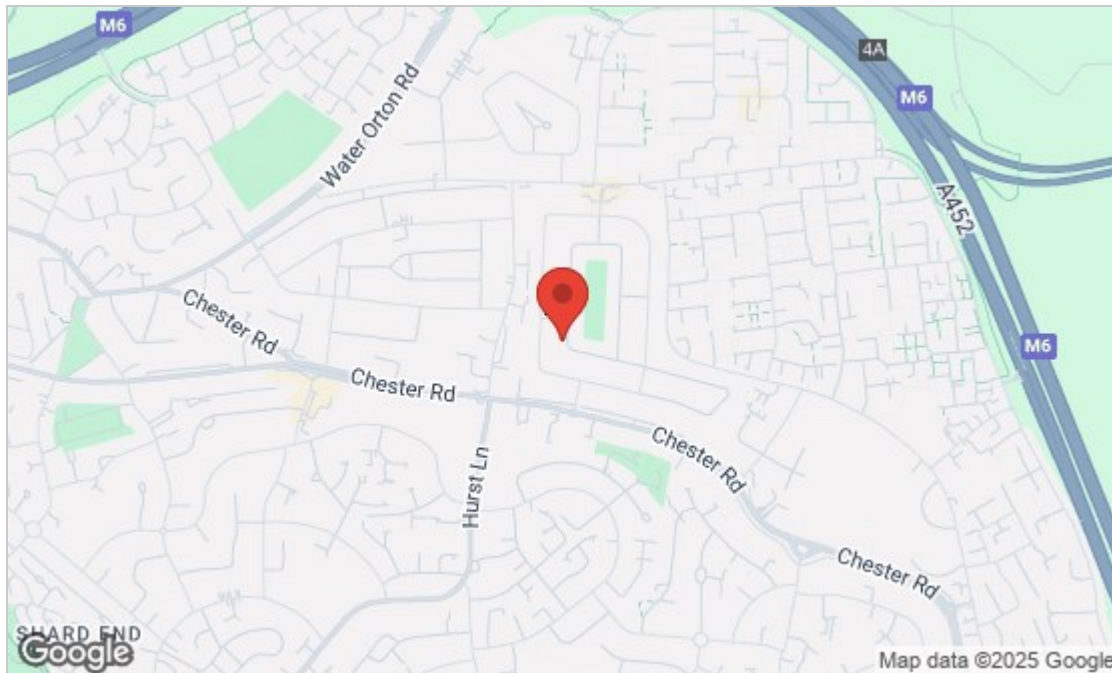
**Ground Floor**  
Approx. 77.9 sq. metres (838.6 sq. feet)



**First Floor**  
Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.3 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>	75	80
(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		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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