



## **38 Tackford Close, Castle Bromwich, B36 9TA**

### **Offers in the region of £240,000**

This extended link semi detached home situated in a cul de sac location briefly comprises porch, lounge, kitchen/diner, conservatory, two bedrooms and shower room. There is a driveway to the front leading to a side garage and a lovely enclosed rear garden. This property would be perfect for a first time buyer or somebody looking to downsize.

## Approach

Via a block paved driveway with off road parking and garage access.

## Porch

Double glazed door to front and window to side.

## Lounge

11'8 x 20'4 (3.56m x 6.20m)

Double glazed bow window to front, feature fireplace surround with gas fire, stairs to first floor accommodation, storage cupboard, radiator and two wall light points.



## Landing

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



## Kitchen

6'8 x 11'7 (2.03m x 3.53m)

Double glazed window to rear, wall base and drawer units, integrated gas hob and oven, sink with drainer and mixer tap, space for white goods, radiator and two ceiling light points.



## Dining Room

7'4 x 8'4 (2.24m x 2.54m)

Double glazed sliding doors leading to conservatory and radiator



## Conservatory

7'4 x 13'12 (2.24m x 3.96m)

Double glazed French doors to side leading to rear garden, double glazed windows to rear and side and ceiling light point.

## Bedroom One

11'8 x 9'4 (3.56m x 2.84m )

Two double glazed windows to front, storage cupboard concealing wall mounted central heating boiler, radiator and ceiling light point



## Bedroom Two

8'9 to robes x 5'8 (2.67m to robes x 1.73m)

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



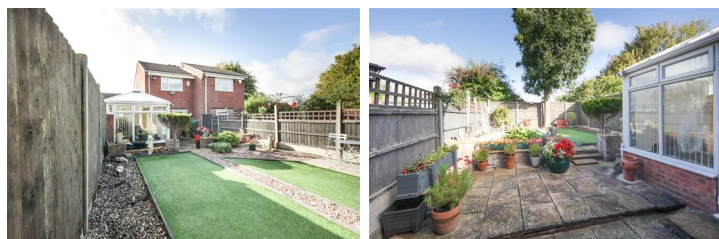
## Shower Room

Low level W/C, pedestal hand wash basin, enclosed shower cubicle, radiator and ceiling light point.



### Rear Garden

Paved patios area, artificial lawned area and enclosed to neighbouring boundaries.



### Garage

7'6 x 17'6 (2.29m x 5.33m)

Up and over door, power points and wall light point.

### 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.

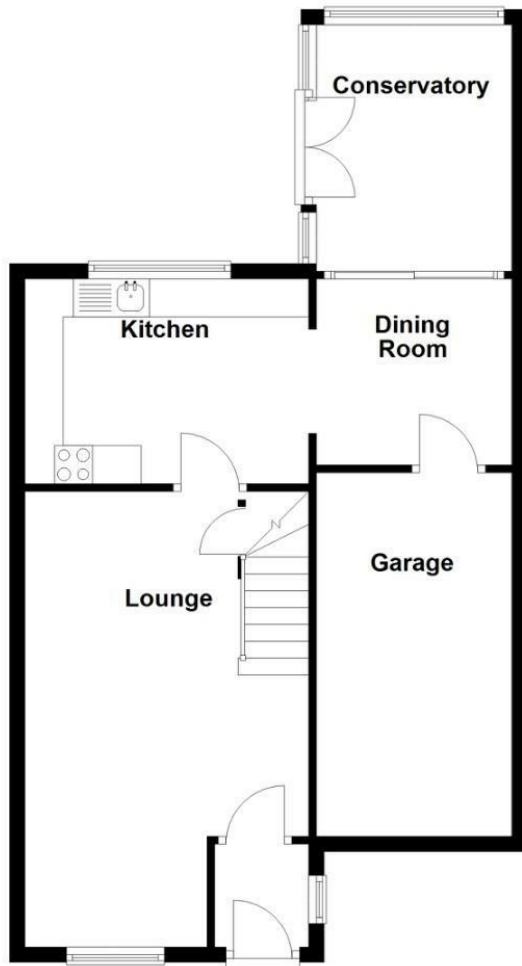
Money Laundering Regulations: intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: D

## Ground Floor

Approx. 60.4 sq. metres (649.7 sq. feet)

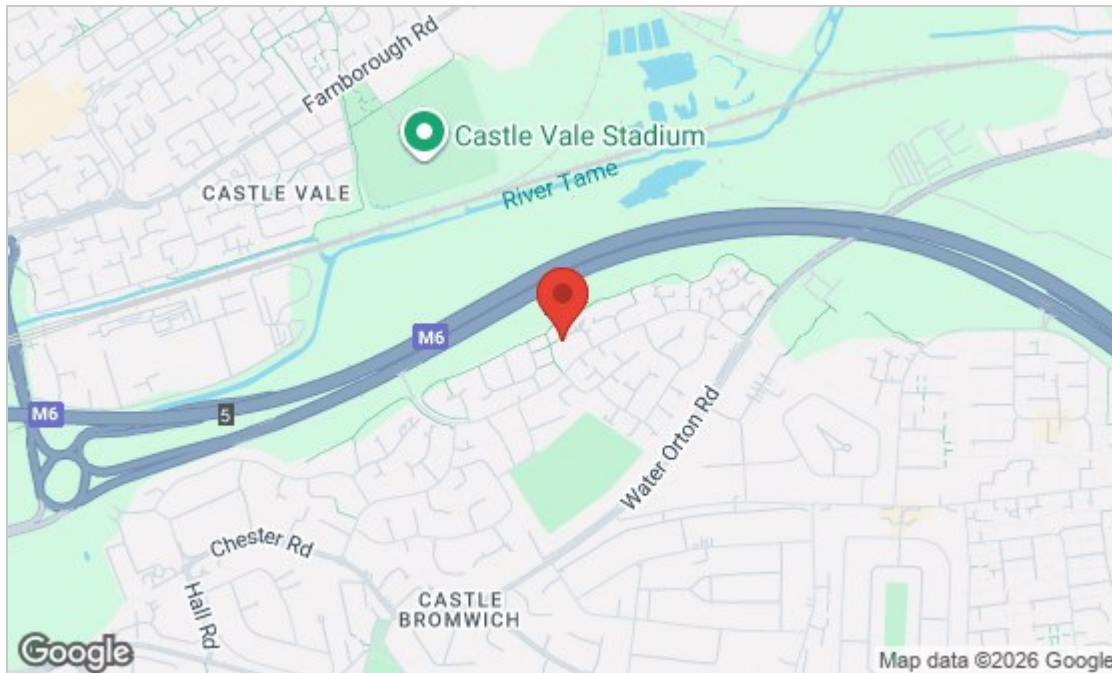


## First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 92.8 sq. metres (999.2 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		
	66	77
England & Wales 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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