



72 Blandford Avenue, Castle Bromwich, B36 9JB

Offers over £350,000

This extremely well presented semi detached home situated in a popular residential location briefly comprises porch, hallway, lounge, dining room, fitted kitchen, utility room, three bedrooms, bathroom and separate w/c. There is also a driveway leading to the side garage and a good sized enclosed rear garden. This would make an ideal family home !

Approach

Via driveway with off road parking.



Porch

Double glazed door and window to front and spot light to ceiling.

Hallway

Stairs to first floor accommodation, storage cupboard and spot lights to ceiling.



Lounge

13'2 x 19'1 (4.01m x 5.82m)

Double glazed window and double glazed French doors to rear garden, radiator and ceiling light point.



Dining Room

10'2 x 14'0 max into bay (3.10m x 4.27m max into bay)

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



Kitchen

18'2 x 8'2 max (5.54m x 2.49m max)

Double glazed window to rear, wall base and drawer units, 1 1/2 sink unit with mixer tap, integrated fridge/freezer, two

ovens, dishwasher, electric induction hob with extractor over, radiator and spot lights to ceiling.



Utility

18'1 x 6'5 (5.51m x 1.96m)

Double glazed doors and window to rear, base units, sink with mixer tap, wall mounted central heating boiler, space for white goods and ceiling light point.



Downstairs W/C

Double glazed window to side, low level W/C, hand wash basin and spot lights to ceiling.

Landing

Loft access and spot lights to ceiling.

Bedroom One

10'3 x 14'5 max into bay (3.12m x 4.39m max into bay)

Double glazed bay window to front, radiator and spot lights to ceiling.



Bedroom Two

13'3 x 10'7 (4.04m x 3.23m)

Double glazed window to rear, radiator and spot lights to ceiling.



Bedroom Three

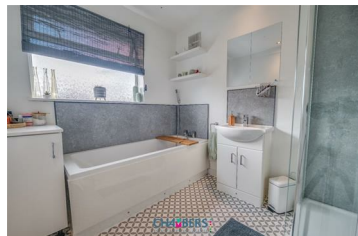
6'9 x 9'3 (2.06m x 2.82m)

Double glazed window to front, storage cupboard, radiator and spot lights to ceiling.



Bathroom

Double glazed window to rear, shower enclosure, panel bath, hand wash basin with storage below, heated towel rail and spot lights to ceiling.



Separate W/C

Double glazed window to side, low level W/C and hand wash basin set in vanity unit, heated towel rail and set lights to ceiling.



Garage

6'7 x 12'9 (2.01m x 3.89m)

Up and over garage door, ceiling light point.

Separate Low Level W/C with ceiling light point.

Rear Garden

Paved patio area, mainly laid to lawn, summer house, mature plant and shrubs to border 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.

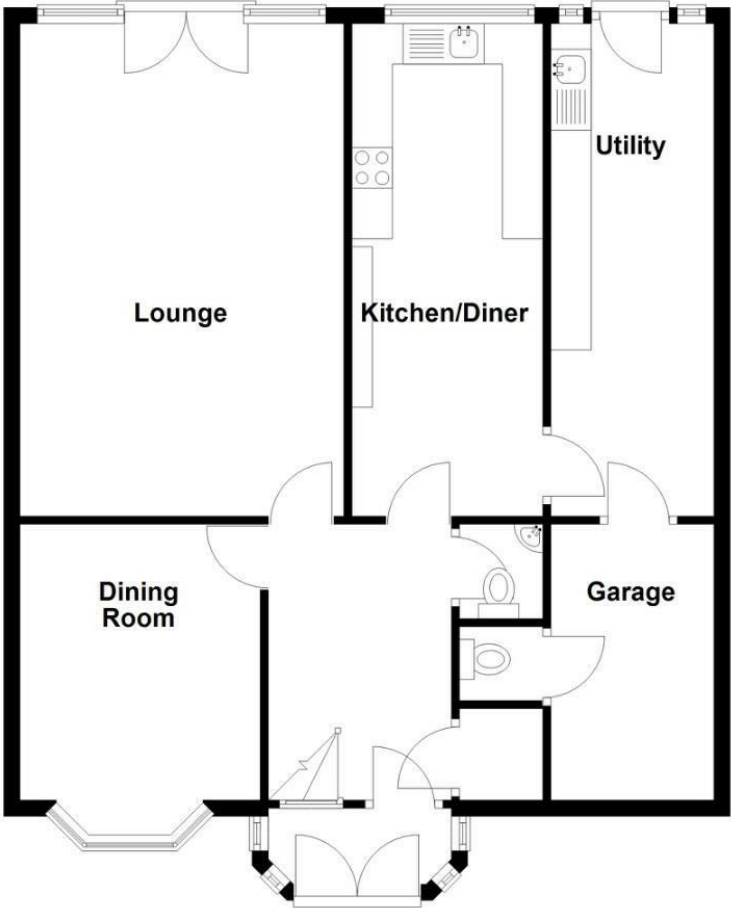
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D

EPC Rating - D

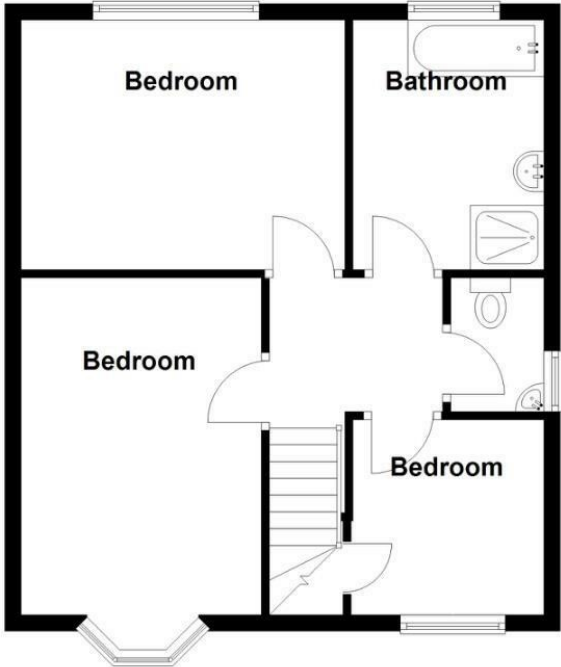
Ground Floor

Approx. 84.8 sq. metres (913.3 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



Total area: approx. 132.5 sq. metres (1426.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
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		

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.