



## 83 Blandford Avenue, Castle Bromwich, B36 9JB

### £330,000

Three bedroom semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, lounge, kitchen/diner, downstairs wc, three bedrooms, bathroom, separate wc, rear garden, off road parking and garage space. The property also benefits from double glazing and central heating (both where specified)

## Approach

Driveway providing off road parking.



## Porch

Double glazed with door to fore.

## Entrance Hallway

Stairs rising to first floor accommodation.



## Lounge

9'10" x 14'0" (3.02 x 4.27)

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



## Kitchen Diner

28'0" x 10'5" (8.54 x 3.19)

Having a range of matching wall, base and drawer units, sink with mixer tap over, space for white goods, space for cooker, inset ceiling spotlights, ceiling light point, two skylights, double glazed window and sliding door to rear.



## Downstairs WC

Low level wc, sink set in vanity and ceiling light point.



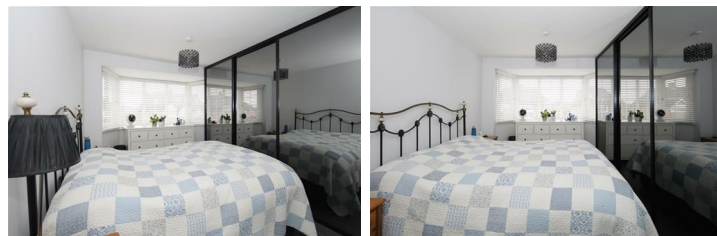
## Landing

Ceiling light point and access to loft void.

## Bedroom One

8'2" x 11'10" (2.49 x 3.63)

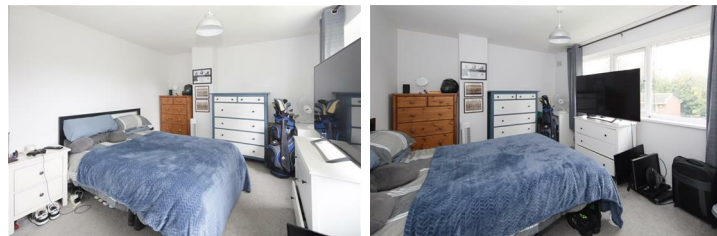
Double glazed window to fore, built in wardrobes, radiator and ceiling light point.



## Bedroom Two

13'1" x 8'10" (4.004 x 2.71)

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



## Bedroom Three

6'11" x 9'6" (2.13 x 2.92)

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





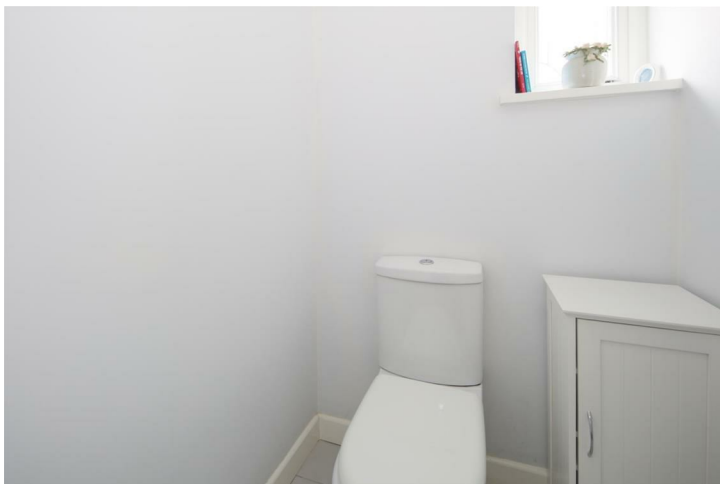
### Bathroom

Double glazed window to rear, bath, shower cubicle with shower over, sink set in vanity unit, inset ceiling spotlights and heated towel rail.



### Separate WC

Low level wc, double glazed window.



### Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



### Garage Space

Side hinged doors, light point and wall mounted boiler.

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div></div>	<div></div>
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		<div></div>	<div></div>
(92 plus) A			
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