



CHAMBERS  
ESTATE & LETTING AGENTS



## 27 Cranmore Road, Birmingham, B36 9HJ

**£295,000**

This refurbished semi detached home situated in Castle Bromwich briefly comprises porch, hallway, lounge/diner, open plan kitchen/diner, three bedrooms and shower room. There is an enclosed rear garden and driveway to the front leading to the garage. This property also offers NO CHAIN !!!

## Approach

Via driveway with off road parking, with an area laid to lawn.

## Porch

Double glazed door and windows to front.

## Hallway

Stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.

## Lounge

26'07 x 9'11 (8.10m x 3.02m)

Open plan, double glazed bay window to front, radiator and two ceiling light points

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 - C

EPC Rating - D

## Kitchen

15'07 x 17'05 (4.75m x 5.31m)

Double glazed French doors and window to rear, double glazed window to side, wall base and drawer units, electric hob and cooker with extractor over, integrated fridge/freezer, stainless steel sink with drainer and mixer tap, cupboard concealing wall mounted central heating boiler, two radiators and ceiling light point.

## Landing

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

## Bedroom One

13'01 x 10 (3.99m x 3.05m)

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

## Bedroom Two

10 x 13'01 (3.05m x 3.99m)

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

## Bedroom Three

5'06 x 6'05 (1.68m x 1.96m)

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

## Shower Room

Double glazed window to rear, low level w/c hand wash basin with vanity below, shower enclosure, heated towel rail and spot lights to ceiling.

## Garage

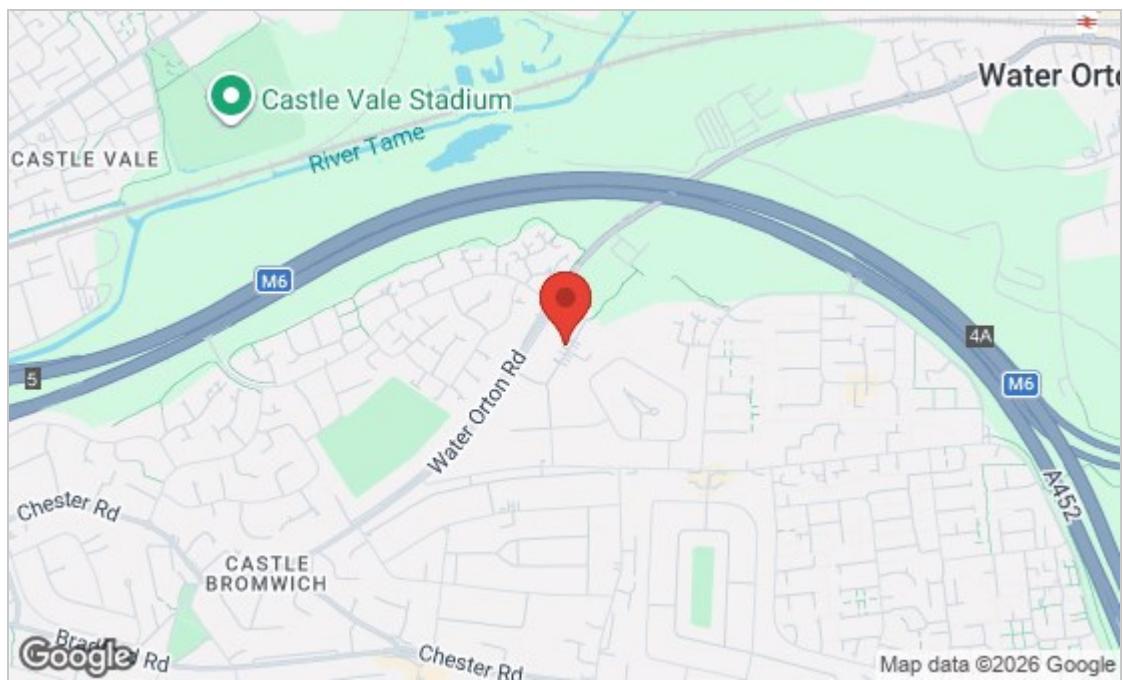
Double opening doors to front.

## Rear Garden

Paved patio area, mainly laid to lawn 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		63
(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	

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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.

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