



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

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

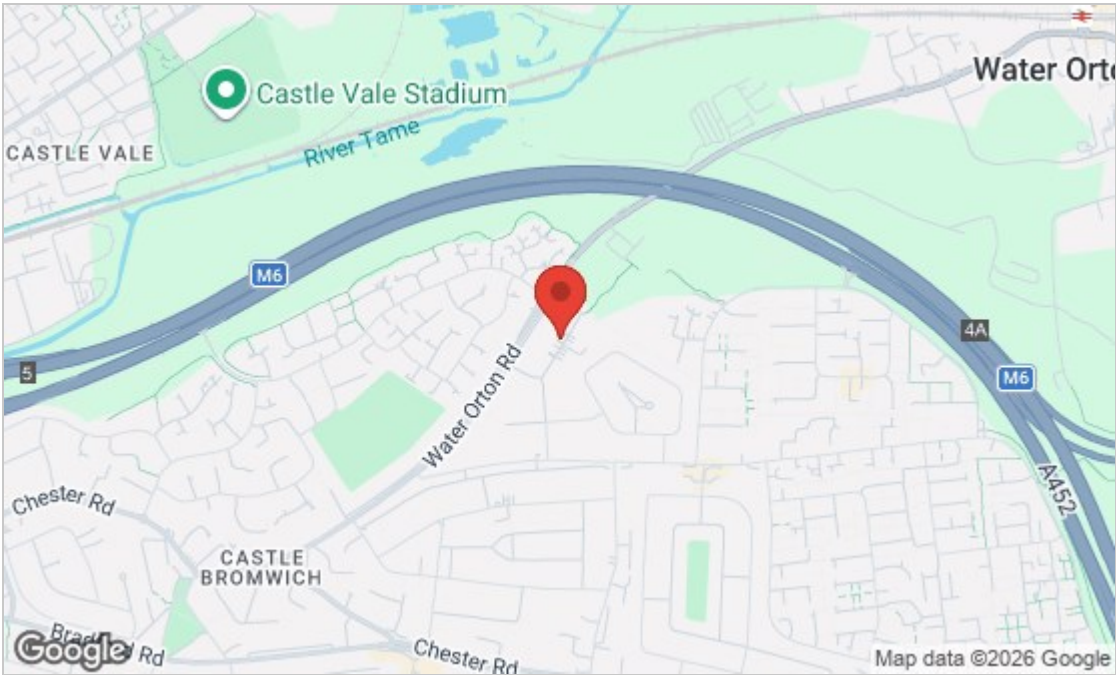
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measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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



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 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		
England & Wales EU Directive 2002/91/EC		

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