



Bromford Way, Birmingham B36 8LG

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welcome to

Bromford Way, Birmingham

*** MODERN DETACHED PROPERTY ** NHBC GUARANTEE ** 3 BEDROOMS (MASTER WITH ENSUITE) ** LOUNGE ** FITTED DINING KITCHEN ** DOWNSTAIRS W/C ** FIRST FLOOR FAMILY BATHROOM ** DRIVEWAY TO FRONT ** REAR GARDEN ** MUST BE VIEWED ***

Agent Note

Council Tax Band D.

Approach

Driveway with lawn to side.

Entrance Hall

Ceiling light point, radiator, tiled floor and stairs to first floor accommodation.

Downstairs W C

Low level wc, wall mounted hand wash basin, spotlights to ceiling, radiator and extractor fan.

Living Room

16' 9" x 11' (5.11m x 3.35m)

Double glazed window and double doors to garden, double glazed window to side and radiator.

Kitchen / Diner

16' 9" x 9' 5" (5.11m x 2.87m)

Double glazed window and bay window to side, double glazed window to front, wall, base and drawer units, rolled edge work surface, stainless steel sink and drainer, hob and oven with cooker hood, dishwasher, washing machine, fridge and freezer concealed boiler, tiled floor, spotlights to ceiling and radiator.

Landing

Bedroom One

12' 7" x 11' 1" (3.84m x 3.38m)

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

En-Suite

Double glazed window to front, shower cubicle, wall mounted hand wash basin, low level wc, tiled floor, radiator and spotlights with extractor fan to ceiling.

Bedroom Two

12' 3" x 9' 4" (3.73m x 2.84m)

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

Bedroom Three

10' x 7' 2" (3.05m x 2.18m)

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

Bathroom

Obscure double glazed window to front, paneled bath with shower over, vanity hand wash basin unit, low level wc, part tiled walls and floor, spotlights to ceiling, cupboard and radiator.

Rear Garden

Paved patio area, laid to lawn, summer house, enclosed by wall and fence with gated side access.



Ground Floor



First Floor

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- DETACHED
- THREE BEDROOMS
- MASTER WITH EN SUITE
- KITCHEN DINER
- LOUNGE

Tenure: Freehold EPC Rating: B

£285,000



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