



The Green, Castle Bromwich Birmingham





## Property Description

Burchell Edwards are delighted to present this charming three bedroom end of terraced property sat in the heart of Castle Bromwich Village (B36).

This idyllic family home briefly comprises an entrance porch, hallway, lounge, kitchen, dining room, downstairs bathroom, upstairs guest WC and three bedrooms. The property also benefits from off road parking, a private rear garden, radiator central heating and double glazing where specified.

Sit amongst many local shops, eateries and amenities, surrounded by great transport links with easy access to the M6/ M42 Motorway and Birmingham airport.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest.

## Entrance Hall

Laminate flooring and central heating radiator.

## Lounge

15' 2" x 14' 7" ( 4.62m x 4.45m )

Double glazed patio doors to rear elevation, laminate floor and storage cupboard.

## Dining Room

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double glazed bay window to front elevation, central heating radiator and laminate floor.

## Kitchen

11' 11" x 8' 5" ( 3.63m x 2.57m )

Double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated microwave, oven and grill, five ring gas hob, laminate flooring and central heating radiator.



## Bathroom

Double glazed windows to side elevation, W.C, wash hand basin, bath with shower over, heated towel rail, extractor fan, spotlights and laminate floor.

## Landing

Double glazed window to side elevation, carpet and loft access.

## Bedroom One

18' 4" x 10' 10" ( 5.59m x 3.30m )

Double glazed window to front elevation, carpet, central heating radiator and fireplace.

## Bedroom Two

14' 8" x 10' 1" ( 4.47m x 3.07m )

Double glazed window to rear elevation, carpet and central heating radiator.

## Bedroom Three

8' 4" x 7' 9" ( 2.54m x 2.36m )

Double glazed window to rear elevation, laminate floor and central heating radiator.

## W.C

Double glazed window to side elevation, W.C, wash hand basin and lino floor.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

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