



Castle Crescent, Birmingham





Property Description

Burchell Edwards bring to market this immaculately presented, four bedroom detached family home.

This attractive detached home is set within a family friendly cul-de-sac location, offering off-road parking for multiple vehicles via a tarmac driveway and an integral garage with electric remote controlled roller door.

The family home is located in the popular Old Castle Bromwich Village close to local amenities and popular schools with public transport links being accessible via a host of readily available bus services, connecting to surrounding towns and cities.

The accommodation is well proportioned and has gas central heating, UPVC double glazing throughout & features an intruder alarm. The property is modern and spacious throughout making it ready to move into and a fabulous family home.

Entrance Hallway

Door to front elevation, double glazed window to front elevation, oak flooring and central heating radiator.

Kitchen

16' 4" max x 9' 9" max (4.98m max x 2.97m max)
Double glazed window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated fridge freezer, dishwasher, washer dryer, tiling to splash prone areas, range cooker with extractor hood, tiled flooring, central heating radiator and central heating boiler.

Lounge

25' 7" x 11' 10" max (7.80m x 3.61m max)
Double glazed patio doors to conservatory, oak flooring and two central heating radiators.

Conservatory

8' 10" x 9' 7" (2.69m x 2.92m)
Double glazed windows to rear and side elevations, double glazed doors to side elevation, tiled flooring and fitted blinds.



Landing

Airing cupboard and carpet.

Bedroom One

15' 1" x 8' (4.60m x 2.44m)

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

Bedroom Two

12' 7" x 8' 2" (3.84m x 2.49m)

Double glazed windows to rear and side elevations, laminate flooring and central heating radiator.

Bedroom Three

9' 1" x 11' 8" (2.77m x 3.56m)

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

Bedroom Four

11' 9" x 8' 5" (3.58m x 2.57m)

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

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, shower, loft access, lino flooring, heated towel rail and spotlights.

Ground Floor W.C

Double glazed window to front elevation, wash hand basin, W.C, lino flooring and central heating radiator.

Front Garden

Tarmac driveway providing off road parking for multiple vehicles and access to rear via side gate.

Rear Garden

Paved patio, laid to lawn, plants and shrubs, outside tap and access to garage.

Garage

15' 8" x 8' (4.78m x 2.44m)

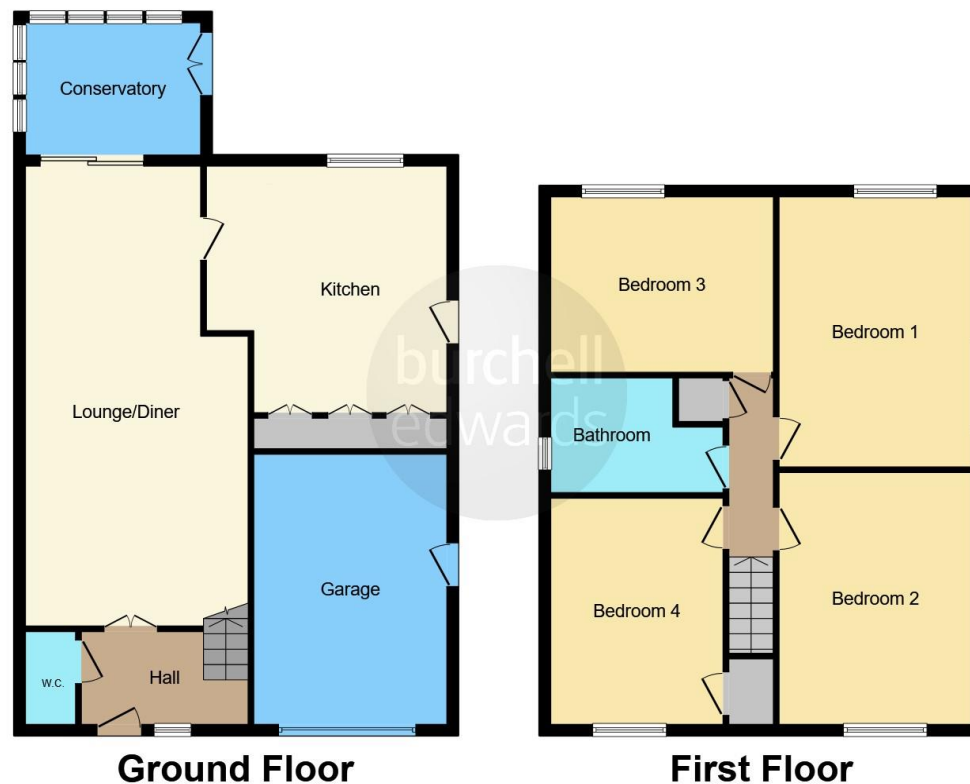
Electric up and over roller door, power and lighting.

New Electricity Distribution Board fitted March 2024.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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