



Bentley Court, Castle Bromwich Birmingham



Property Description

Burchell Edwards are delighted to offer this modern style, four bedroom detached family home, located just a short distance from Castle Bromwich amenities,

Sat in a quiet cul-de-sac amongst many public transport facilities and local shops, offering easy access to motorway links for the M6/M42. There is plenty of space throughout for the whole family, boasting four bedrooms, en-suite to the master, family bathroom & ground floor W/C,

Upon arrival you will discover ample off-road parking by-way-of a garage and driveway and to the rear an enclosed private rear garden. With the additional benefit of gas central heating all through, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Hallway

Laminate flooring and central heating radiator.

Lounge

17' 7" x 9' 7" (5.36m x 2.92m)

Double glazed window to front elevation, double glazed patio doors to rear elevation, two central heating radiators and carpet.

Kitchen

26' 5" max x 13' 4" max (8.05m max x 4.06m max)
Two double glazed windows to side elevation, double glazed window to front elevation, double glazed patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, integrated oven and grill, storage cupboard, two central heating radiators and tiling to splash prone areas.

Guest W.C

W.C, wash hand basin, laminate flooring and extractor.

Landing

Double glazed window to rear elevation, carpet, spotlights, central heating radiator, loft access via hatch and solar panel cupboard.



Bedroom One

.13' 3" into recess x 8' 6" (4.04m into recess x 2.59m)

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

En-Suite

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle, heated towel rail, spotlights, tiling to walls and tiled flooring.

Bedroom Two

8' 3" into recess x 7' 9" (2.51m into recess x 2.36m)

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

Bedroom Three

11' 6" x 8' 8" (3.51m x 2.64m)

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

Bedroom Four

10' 6" x 9' 8" (3.20m x 2.95m)

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

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath, central heating radiator, extractor, vinyl flooring and spotlights.

Front Garden

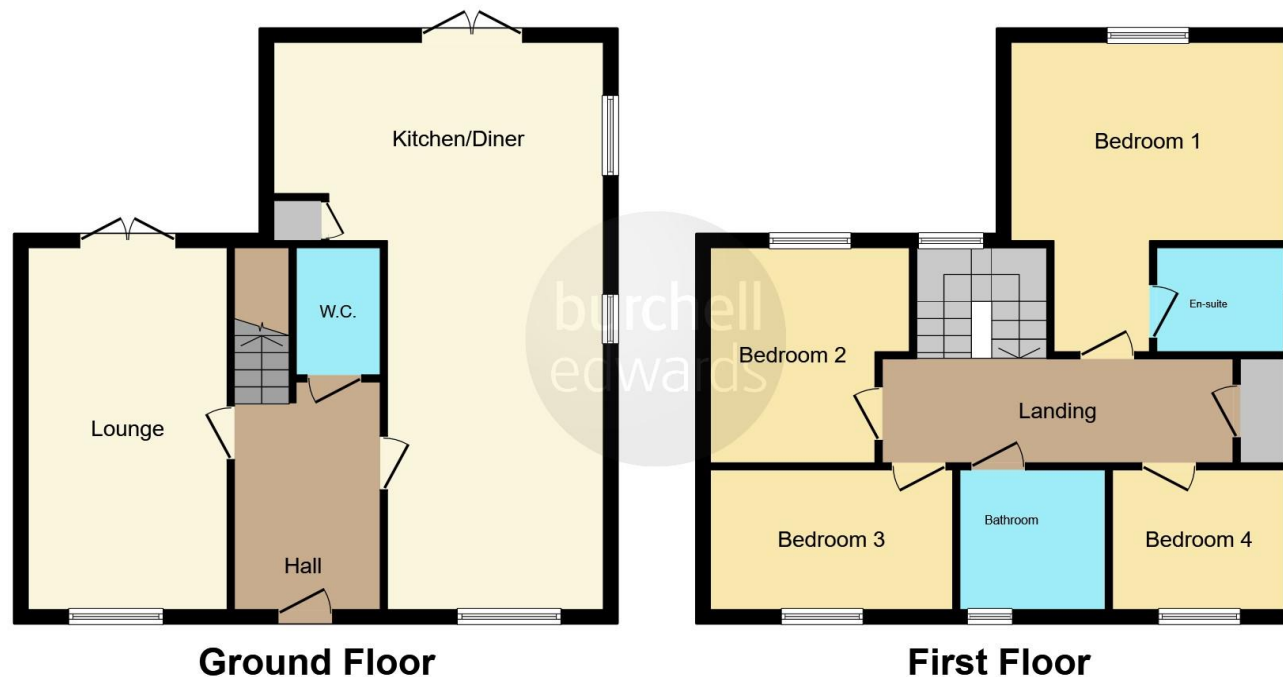
Driveway providing off road parking, access to garage and outside tap.

Rear Garden

Laid to lawn, patio area, fencing to boundaries and gated side access to frontage.







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: C

Tenure: Freehold

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