



New Street, Castle Bromwich Birmingham

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## Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached property sat in the heart of Castle Bromwich Village (B36).

This family home briefly compromises an entrance porch, lounge, kitchen, dining room, three bedrooms and a family shower room. The property also benefits from off road parking by way of a garage and driveway, private gardens to both the front and rear as well as triple glazing throughout.

Sat 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.

## Approach

Driveway providing off road parking with lawn to side.

## Reception Porch

Double glazed door and triple glazed windows, ceiling light point and vinyl flooring.

## Lounge

17' 9" x 11' 7" max into recess ( 5.41m x 3.53m max into recess )

Triple glazed window to front elevation, electric fire, ceiling light point and two central heating radiators.

## Dining Room

11' 4" x 8' 3" ( 3.45m x 2.51m )

Triple glazed bay window to rear elevation, further triple glazed window to side elevation, ceiling light point and central heating radiator.

## Kitchen

7' 9" x 10' 8" ( 2.36m x 3.25m )

Triple glazed window to rear elevation, door to side elevation giving access out to the rear garden, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a cooker, space and plumbing for a washing machine, tiled to splash prone areas, pantry and vinyl flooring.



## Landing

Triple glazed window to side elevation, loft hatch, storage cupboard, ceiling light point and central heating radiator.

## Bedroom One

12' 6" x 10' 7" ( 3.81m x 3.23m )

Triple glazed window to front elevation, fitted wardrobes, chest of drawers and bedside cabinets, ceiling light point and central heating radiator.

## Bedroom Two

10' 3" x 10' 2" ( 3.12m x 3.10m )

Triple glazed window to rear elevation, fitted wardrobes, drawers and shelf, ceiling light point and central heating radiator.

## Bedroom Three

8' 4" x 9' 5" ( 2.54m x 2.87m )

Triple glazed window to front elevation, fitted drawers and shelves, ceiling light point and central heating radiator.

## Shower Room

Triple glazed window to side and rear elevations, shower cubicle with rainfall shower, ceiling light point, central heating radiator, WC, wash hand basin, tiled to splash prone areas and vinyl flooring.

## Garden

Patio area, mainly laid to lawn, outside tap, outside socket and mature plants, shrubs and trees to borders.















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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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