



New Street, Castle Bromwich, Birmingham

burchell
edwards

New Street, Castle Bromwich, Birmingham, B36 9AP

for sale
£270,000



Property Description

Burchell Edwards are delighted to present this unique cottage located on one of the most sought-after roads in Castle Bromwich. This beautiful home has a perfect blend of character and modern features offering spacious rooms and plenty of natural light throughout.

The ground floor consists of a spacious hallway, cosy lounge and kitchen/diner that overlooks a well landscaped rear garden. The garden gives access to a handy utility room and side gate access to a large, tandem driveway.

Upstairs, the property boasts two double bedrooms and large modern bathroom.

Outside, this plot is unique with a well-maintained garden, providing a peaceful and tranquil space to relax. To the side of the property, a tandem driveway offers plenty of space for parking and access to the rear garden.

The location to this cottage is one of its key selling points, being on a quiet cul-de-sac which offers a peaceful place to live whilst also being a stone's throw away from plenty of local amenities, transport links such as the M42 & M6 and sought after local school catchment areas.

Entrance Hallway

Door to front elevation, single glazed window to rear elevation, central heating radiator and vinyl flooring.

Lounge

12' 3" x 12' 9" into chimney recess (3.73m x 3.89m into chimney recess)

Double glazed window to front elevation, central heating radiator, brick built fire place and karndean flooring.

Kitchen

11' 11" max x 10' 11" (3.63m max x 3.33m)

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, electric double oven, gas hob, central heating radiator, tiling to splash prone areas, vinyl flooring, plumbing for dishwasher.

Utility Room

12' 10" x 6' 1" (3.91m x 1.85m)

Single glazed window to side elevation, base storage units, sink with drainer unit, washing machine, central heating boiler housed, doors to front and rear elevations.



Landing

Loft access via hatch, carpet.

Bedroom One

12' 4" x 9' 4" (3.76m x 2.84m)

Double glazed window to front elevation, central heating radiator, karndean flooring and fitted wardrobe.

Bedroom Two

8' 11" x 10' 11" max (2.72m x 3.33m max)

Double glazed window to side elevation, central heating radiator, laminate flooring and fitted wardrobes.

Bathroom

Double glazed windows to front and rear elevations, bath with hand held shower, shower cubicle, W.C, wash hand basin, central heating radiator and extractor.

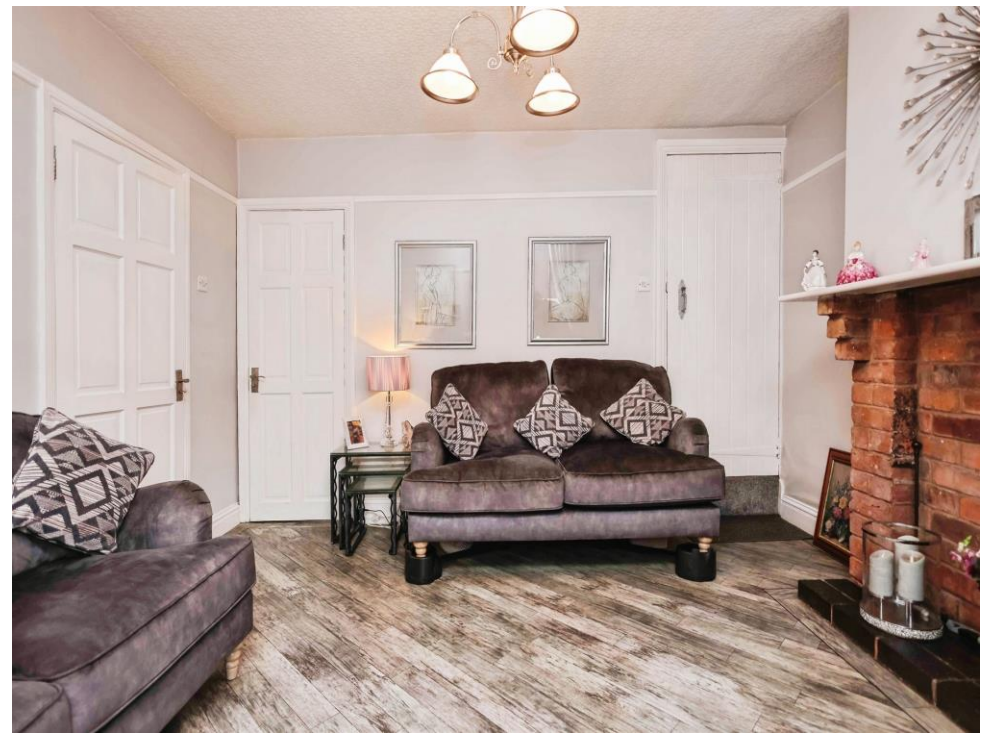
Front Garden

Block paved driveway providing off road parking, side access to the rear.

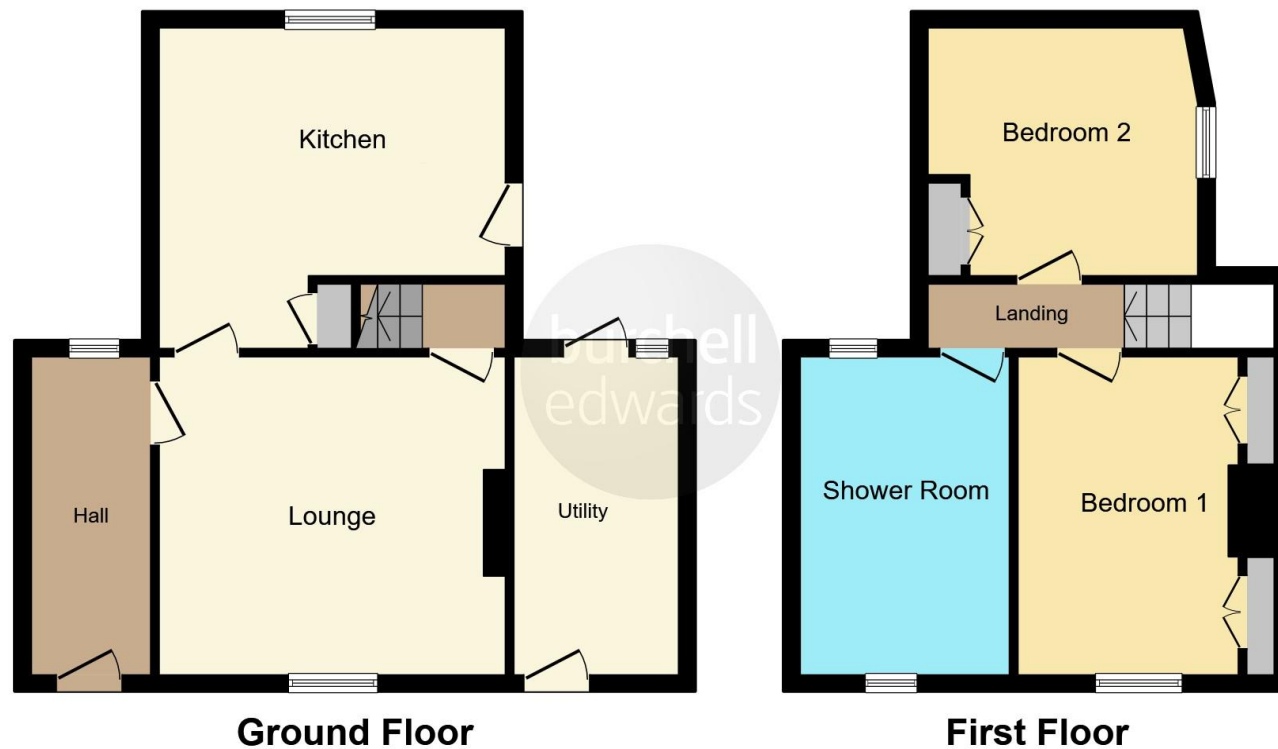
Rear Garden

Lawned area, paved patio, outside tap, side access to frontage, trees, shrubs, plants.









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

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210782



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210782 - 0002