



New Street, Castle Bromwich, Birmingham

burchell
edwards

New Street, Castle Bromwich, Birmingham, B36 9AP

for sale offers in the region of
£250,000



Property Description

Burchell Edwards are delighted to present this two bedroom mid-terrace property sat in the heart of Castle Bromwich Village (B36).

This idyllic home, set in a superb village location, briefly compromises a small front garden with a cobbled path leading to entrance porch, two reception rooms each with character fireplaces, modern fitted kitchen, guest WC, conservatory, four-piece modern family bathroom and two double bedrooms. The property also benefits from a private rear garden that has been landscaped, including a stone patio and is double glazed 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.

Front Garden

Small flower bed with cobbled stones leading to entrance porch and to gated side access entrance.

Entrance Porch

Double glazed surround and vinyl flooring.

Dining Room

10' 8" not into bay x 10' 9" max (3.25m not into bay x 3.28m max)

Double glazed bay window to front elevation, feature fire place and laminate flooring.

Lounge

14' 2" max x 10' 8" (4.32m max x 3.25m)

Double glazed window to rear elevation, feature fire place, laminate flooring, stairs to first floor accommodation, under stairs storage.

Kitchen

10' 4" x 6' 9" max (3.15m x 2.06m max)

Double glazed window to side elevation, door to side elevation leads to rear garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, grill and hob, vinyl flooring.

Utility Area

4' 6" x 6' 9" (1.37m x 2.06m)

Double glazed window to side elevation, base storage units, vinyl flooring, gas boiler housed, space and plumbing for washing machine.

Lobby

Door to W.C and tiled flooring.

W.C

W.C, wash hand basin, extractor, tiling to walls and tiled flooring.

Conservatory

9' 9" x 7' 8" (2.97m x 2.34m)

Double glazed surround, double glazed patio doors to side elevation, tiled flooring.

Landing

Loft access via hatch and carpet.

Bedroom One

10' 9" x 12' 7" max (3.28m x 3.84m max)

Double glazed window to side elevation, carpet and integral storage cupboard.

Bedroom Two

10' 10" x 12' 7" (3.30m x 3.84m)

Double glazed window to rear elevation and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, freestanding clawfoot bath, shower cubicle with rainfall shower, electric towel rail and carpet tiled flooring.

Rear Garden

Private garden comprising of a patio, with a path through flower beds, leading to a smaller second patio and shed. Includes outside tap, gated side access to frontage and fencing to all boundaries









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

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210904



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Property Ref: CBW210904 - 0004