Broom Close
Castle Bromwich BIRMINGHAM

burchell edwards

Broom Close
Castle Bromwich BIRMINGHAM B36 0LL

for sale offers in excess of
£300,000

Property Description

Burchell Edwards are delighted to bring to market this beautifully presented three-bedroom semi-detached family home, tucked away in a quiet private cul-de-sac, in the heart of Castle Bromwich.

This wonderful and spacious property briefly compromises a lounge, fitted kitchen with integral appliances where specified, guest WC, a master bedroom with an ensuite and air con unit, two additional bedrooms and a family bathroom.

Upon arrival, homeowners will discover the property has two allocated spaces, located opposite, for two vehicles, there are also gardens to both the front and rear (which have been landscaped) with gated side access, making the perfect space for entertaining and enjoying a quiet retreat; especially in the warmer months.

Superbly located near great transport links including links to the M6/M42 motorways and frequent public transport that aid an easy commute into the City Centre and other popular destinations.
Ready to move straight in to, we recommend that an early viewing is essential, as we do anticipate high levels of interest.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed window to front elevation. Central heating radiator. Vinyl flooring and stairs to first floor accommodation, ceiling light point, cloakroom.

W.C.

Double-glazed opaque window to rear elevation. W.C and wash hand basin, central heating radiator. Vinyl flooring and ceiling light point.

Lounge

Double glazed window to rear elevation and double glazed upvc patio door to rear elevation leading to the garden, central heating radiator and vinyl flooring, T.V point, two ceiling light points.

Kitchen

Double glazed window to front elevation and double glazed upvc door to rear elevation leading to the ally. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, four ring gas hob, incorporated oven and grill. Integrated oven and grill, fridge freezer, washing machine and dryer. Central heating radiator, boiler housed and extractor hood, tiled flooring.

Landing

Loft access via hatch, carpet flooring and ceiling light point.

Bedroom One

Double glazed window to rear elevation, ceiling light point and carpet flooring. Fitted wardrobes, air conditioner unit, central heating radiator and T.V. point.

En Suite

Double-glazed opaque window to side elevation. Vinyl flooring, ceiling light point, shower cubicle, extractor, wash hand basin, W.C and heated towel rail.

Bedroom Two

Double glazed window to front elevation, ceiling light point, carpet flooring and fitted wardrobes.

Bedroom Three

Double glazed window to rear elevation, ceiling light point vinyl flooring and fitted wardrobes.

Bathroom

Double-glazed opaque window to front elevation. W.C and wash hand basin, heated towel rail, bath with shower over, ceiling light point and store cupboard.

Front Garden

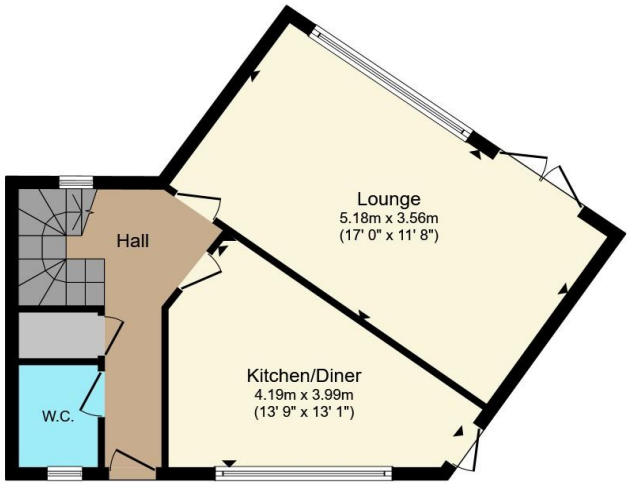
Artificial grass area.

Rear Garden

Patio area, laid to lawn, brick boundary to the rear, pond, gated side access and outside tap.

Parking

Two allocated parking spaces opposite the house.



Ground Floor

First Floor

Total floor area 99.5 m² (1,071 sq.ft.) approx

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.propertybox.io

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To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: B

Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211435

The Property Ombudsman

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.

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