



85 Blandford Avenue, Castle Bromwich, B36 9JB

£360,000

Well presented semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, two reception rooms, kitchen, utility area, three bedrooms, bathroom and separate wc, loft space, garden, garage and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Drive way providing off road parking



Porch

Door and window to front and access to garage.

Hallway

Single glazed window to front, stairs to first floor accommodation, storage cupboard housing meters, radiator and ceiling light point.



Reception One

16'07 x 12'05 max (5.05m x 3.78m max)

French doors to rear, electric fire, radiator and ceiling light point.



Reception Two

14'06 into bay x 10'00 (4.42m into bay x 3.05m)

Double glazed bay window to front, electric fire with surround, radiator and ceiling light point.



Kitchen

7'03 x 16'06 (2.21m x 5.03m)

Double glazed window to rear, wall base and drawer units, integrated fridge freezer and dishwasher, electric hob with extractor over, integrated oven, sink with drainer and mixer tap, pantry, radiator and spot lights to ceiling.



Utility Area

6'10 x 10'05 (2.08m x 3.18m)

Single glazed window and door to rear, sink, space for white goods and two ceiling light points.



Landing

Ceiling light point.

Bedroom One

10'06 max x 11'03 (3.20m max x 3.43m)

Double glazed window to rear, sliding wardrobes, radiator and ceiling light point.



Bedroom Two

10'02 max x 11'05 plus recess (3.10m max x 3.48m plus recess)

Double glazed bay window to front, radiator and ceiling light point.



Bedroom Three

7'00 x 9'05 (2.13m x 2.87m)

Double glazed window to front, storage cupboard, radiator and ceiling light point.



Loft Space

11'01 max x 12'09 plus recess (3.38m max x 3.89m plus recess)

Sky light, eaves space, storage cupboard, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, bath, separate shower cubicle, sink in vanity unit, low level wc, airing cupboard housing boiler, heated towel rail and ceiling light point.



Separate W/C

Double glazed obscured window to rear, low level W/C, sink and ceiling light point.



Rear Garden

Paved patio area, area laid to lawn, wind out awning, side access and enclosed to neighbouring boundaries.



Garage

16'08 x 6'10 (5.08m x 2.08m)

Side hinged door, storage cupboard and ceiling light point.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	73
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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