



18 Whittleford Grove, Birmingham, B36 9SL

£330,000

Well presented semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, lounge, dining area, kitchen, four bedrooms, bathroom, garden, garage and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Via driveway with ample off road parking.



Porch

Double glazed door and window to front and side and ceiling light point.

Hallway

Door to front, stairs leading to first floor accommodation, radiator and ceiling light point.



Lounge

11'0 max x 15'1 (3.35m max x 4.60m)

Double glazed bow window to front, feature fire, radiator and ceiling light point.



Dining Area

14'4 x 8'5 (4.37m x 2.57m)

Double glazed window to rear, sliding door to rear and two ceiling light points.



Kitchen

Double glazed window and French doors to rear, wall base and drawer units, integrated oven, hob and extractor fan, sink with drainer and mixer tap, space for white goods, wall mounted boiler and the ceiling light points.



Conservatory

10'1 x 10'1 (3.07m x 3.07m)

Double glazed windows and French doors to rear, radiator and wall light point.



Downstairs Shower Room

Double glazed window to rear, low level W/C, sink in vanity, shower, heated towel rail and ceiling light point.



Landing

Double glazed window to side, loft access, airing cupboard, radiator and two ceiling light points. There is also an ideal space for an office area.



Bedroom One

8'0 max x 12'9 (2.44m max x 3.89m)

Double glazed window to front, built in wardrobes, radiator and ceiling light point.



Bedroom Two

11'3 max x 10'3 max (3.43m max x 3.12m max)

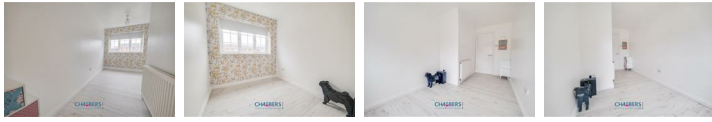
Two double glazed windows to front, radiator and two ceiling light points.



Bedroom Three

14'5 max x 7'0 max (4.39m max x 2.13m max)

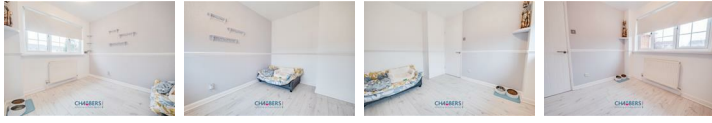
Double glazed window to rear, radiator and ceiling light point.



Bedroom Four

8'1 x 9'11 (2.46m x 3.02m)

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



Bathroom

Double glazed obscured window to rear, low level W/C, sink in vanity, bath with shower fitting, heated towel rail and ceiling light point.



Garage

18'2 x 8'2 (5.54m x 2.49m)

Up and over door and two ceiling light points.

Rear Garden

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Low maintenance rear garden, enclosed to neighbouring boundaries.



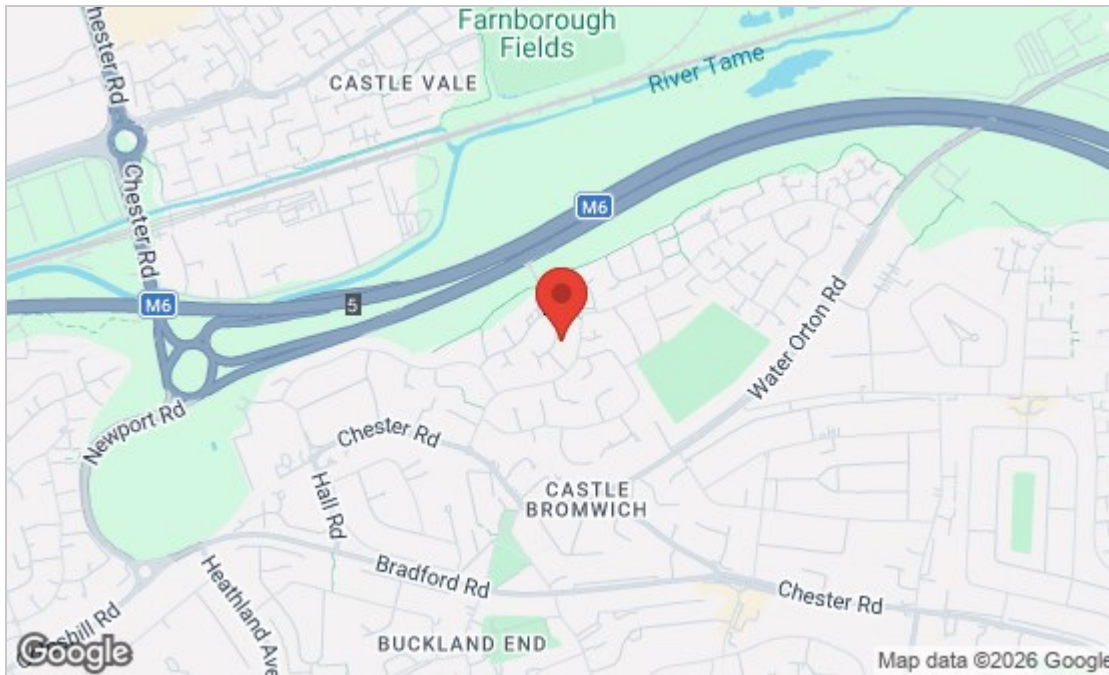
Further Information

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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 - C

EPC Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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