



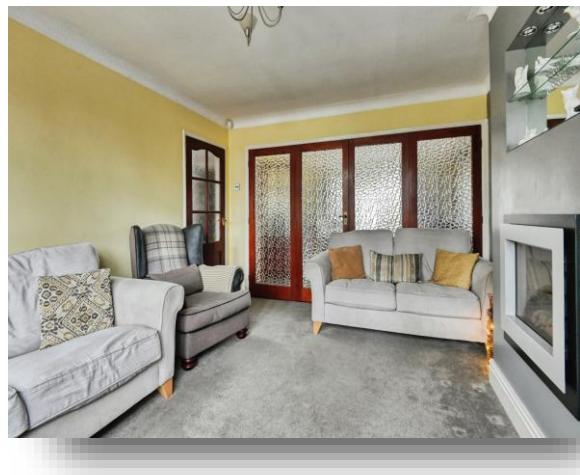
**West Avenue, Castle Bromwich Birmingham B36 0DY**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

**West Avenue, Castle Bromwich Birmingham**

\*\*\*LARGER STYLE SEMI DETACHED\*\*\* THREE DOUBLE BEDROOMS\*\*\*LARGE FAMILY BATHROOM\*\*\* AMPLE OFF-ROAD PARKING\*\*\* UTILITY WITH DOWNSTAIRS TOILET\*\*\* GARAGE\*\*\* LANDSCAPED GARDEN\*\*\*



## Approach

Driveway, garage and double-glazed front porch.

## Entrance Porch

Double glazed sliding door to front, internal wooden door.

## Entrance Hall

Radiator, ceiling light point, door to lounge and kitchen and understairs cupboard.

## Lounge

13' x 11' 2" max ( 3.96m x 3.40m max )

Double glazed bay window to front, two radiators, glazed bi-fold door to dining room, ceiling light point and feature fireplace.

## Dining Room

12' 9" x 11' 2" ( 3.89m x 3.40m )

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

## Kitchen

16' 10" x 9' 2" ( 5.13m x 2.79m )

Tiled floor, double glazed window to rear, ceiling lantern, ceiling light point, gas hob, extractor hood, sink and drainer with mixer tap and integrated oven and grill.

## Utility Room

22' 11" x 5' 1" ( 6.99m x 1.55m )

Plumbing for washing machine, and space for dryer, door to garage, side entrance and door to garden.

## Downstairs W.C.

Obscured double glazed window to rear, low level w.c., wash basin and ceiling light point.

## Landing

Doors to bedrooms and bathrooms, feature window with secondary glazing, wooden floor and ceiling light point.

## Bedroom One

12' 10" x 11' 2" ( 3.91m x 3.40m )

Radiator, double glazed window to rear, ceiling light point and fitted wardrobe.

## Bedroom Two

15' 4" into bay x 11' 2" ( 4.67m into bay x 3.40m )

Ceiling light point, radiator and double-glazed bay window.

## Bedroom Three

8' 11" x 6' 11" ( 2.72m x 2.11m )

Double glazed window to front, ceiling light point, storage into eaves and storage cupboard,

## Bathroom

Corner shower cubicle, panelled bath, vanity unit, basin with mixer tap, heated towel rail, low level w.c., double glazed obscured window, spotlights and tiled walls and floor.

## Rear Garden

Patio area, lawn and 16 x 10ft shed



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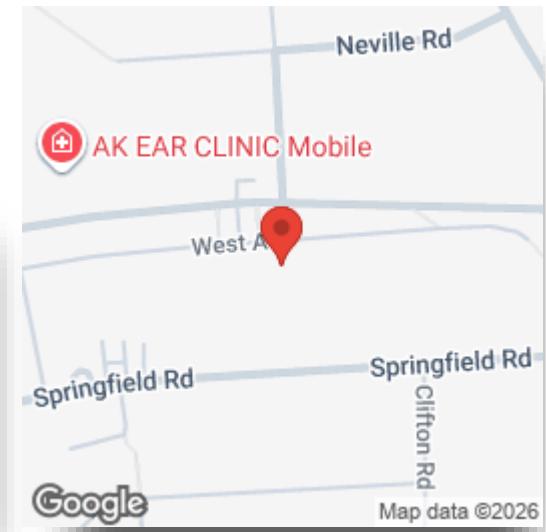
## West Avenue, Castle Bromwich Birmingham

- LARGER STYLE SEMI DETACHED
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- AMPLE OFF-ROAD PARKING
- UTILITY WITH DOWNSTAIRS TOILET

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £360,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAB112081 - 0006

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