



West Avenue, Castle Bromwich Birmingham B36 0DY

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



check out more properties at shipways.co.uk



welcome to

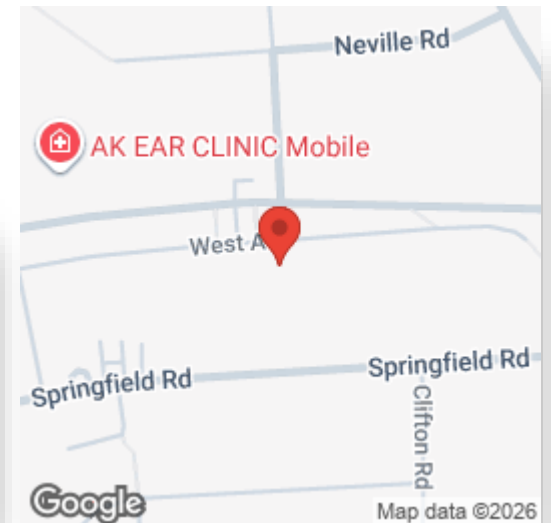
West Avenue, Castle Bromwich Birmingham

- 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



Please note the marker reflects the
postcode not the actual property

check out more properties at shipways.co.uk



Property Ref:
CAB112081 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk