# Delamere Close
# Birmingham

burchell edwards

# Delamere Close
# Birmingham B36 9TW

for sale offers in the region of
**£325,000**

## Property Description

Situated in a quiet cul-de-sac within the ever-popular Castle Bromwich area, this well-presented three-bedroom semi-detached home offers fantastic family living. The property features a spacious through lounge, fitted kitchen, three good-sized bedrooms and a family bathroom.

Outside, there is a private rear garden, off-road parking and a garage. Ideally located close to local amenities, schools and excellent transport links, this property is perfect for families and first-time buyers alike.

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 Hallway

Double-glazed upvc door to front elevation. Central heating radiator and stairs to first floor accommodation. Wall lights and carpet flooring.

## Lounge/Dining Room

Double-glazed windows to front elevations. Double-glazed patio doors leading to the garden. Two central heating radiators, Tv point, carpet flooring, ceiling light and wall lights.

## Kitchen

Double-glazed window to rear elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Gas cooker, ceiling light points, tiling to splash prone areas and vinyl flooring.

## Utility Room

Double-glazed window to rear elevation and door leading to the garden, and garage. Ceiling light point, space and plumbing for washing machine, a range of wall and base units with work surface and central heating radiator.

## Landing

Double glazed opaque window to side elevation. Stairs form hallway, carpet flooring, ceiling light point and loft access via hatch.

## Bedroom One

Double-glazed window to front elevation. Ceiling light points with fan, central heating radiator, carpet flooring and storage cupboard.

## Bedroom Two

Double-glazed window to rear elevation. Ceiling light points with fan, central heating radiator, carpet flooring and storage cupboard.

## Bedroom Three

Double-glazed window to front elevation. Central heating radiator, carpet flooring, ceiling light points.

## Bathroom

Double glazed opaque window to rear elevation. W.C, wash hand basin, bath, shower cubicle, shaver point, tiling to splash prone areas and central heating radiator.

## W.C Ground Floor

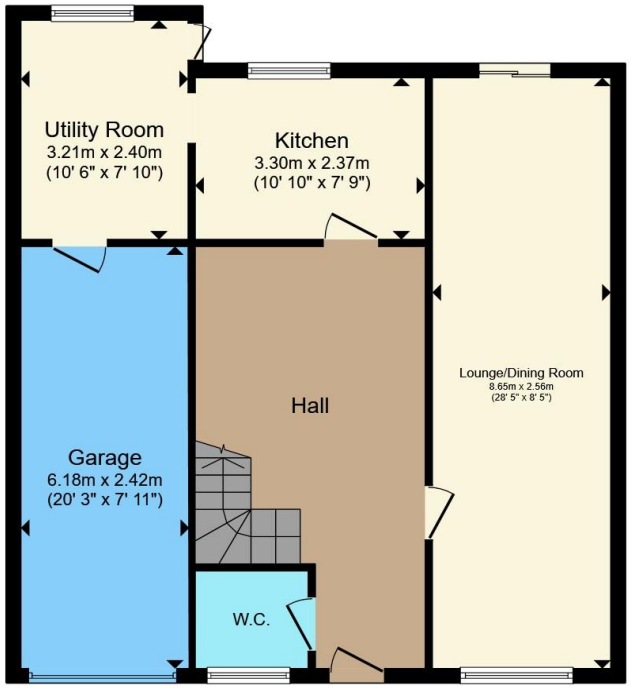
Double glazed opaque window to rear elevation. Wash hand basin and W.C, ceiling light point, wet room flooring.

## Front Garden

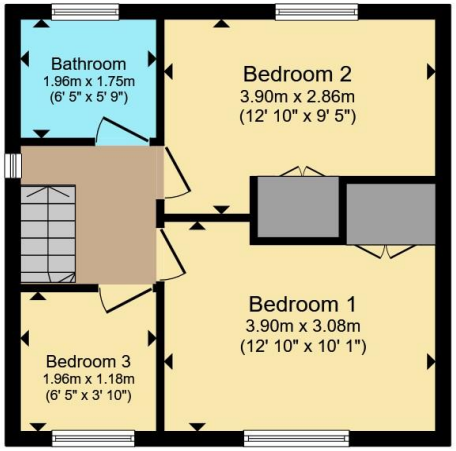
Paved driveway providing off road parking, lawn area

## Rear Garden

Paved patio area leading to a lawn. Shrubs and plants.




## Ground Floor




## First Floor

Total floor area 111.2 m² (1,197 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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Council Tax
Band: D

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/CBW211522**

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