



33 Chadshunt Close, Castle Bromwich, B36 9UB

£90,000

First floor studio flat in the popular location of Castle Bromwich. In brief the property comprises lounge/bedroom space, kitchen and shower room. The property also benefits from double glazing (where specified) communal gardens, allocated parking and NO CHAIN.

Approach

Path leading to communal entrance front door.



Entrance Hallway

Inset ceiling spotlight.

Lounge/Bedroom

14'07" x 10' min plus hallway (4.45m x 3.05m min plus hallway)

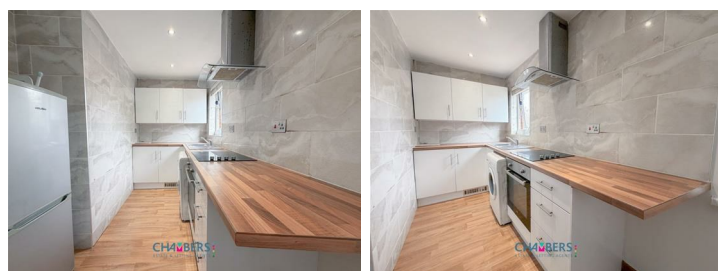
Two double glazed windows, inset ceiling spotlights, electric fire point and storage cupboard.



Kitchen

5'2 x 10'07" (1.57m x 3.23m)

Having a range of matching wall, base and drawer units, hob with cooker hood over, electric oven, space for white goods, sink with mixer tap over, inset ceiling spotlights and double glazed window.



Shower Room

Low level wc, wash hand basin, shower cubicle with shower over, inset ceiling spotlights and heated towel rail.



Communal Gardens

Mainly laid to lawn.

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: A

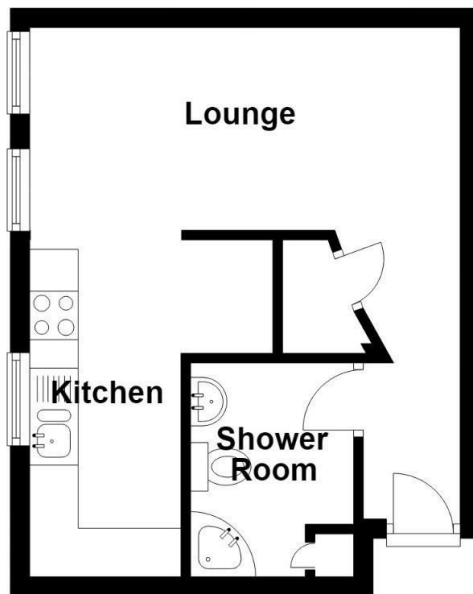
EPC Rating: D

Remaining Lease approx 952 years

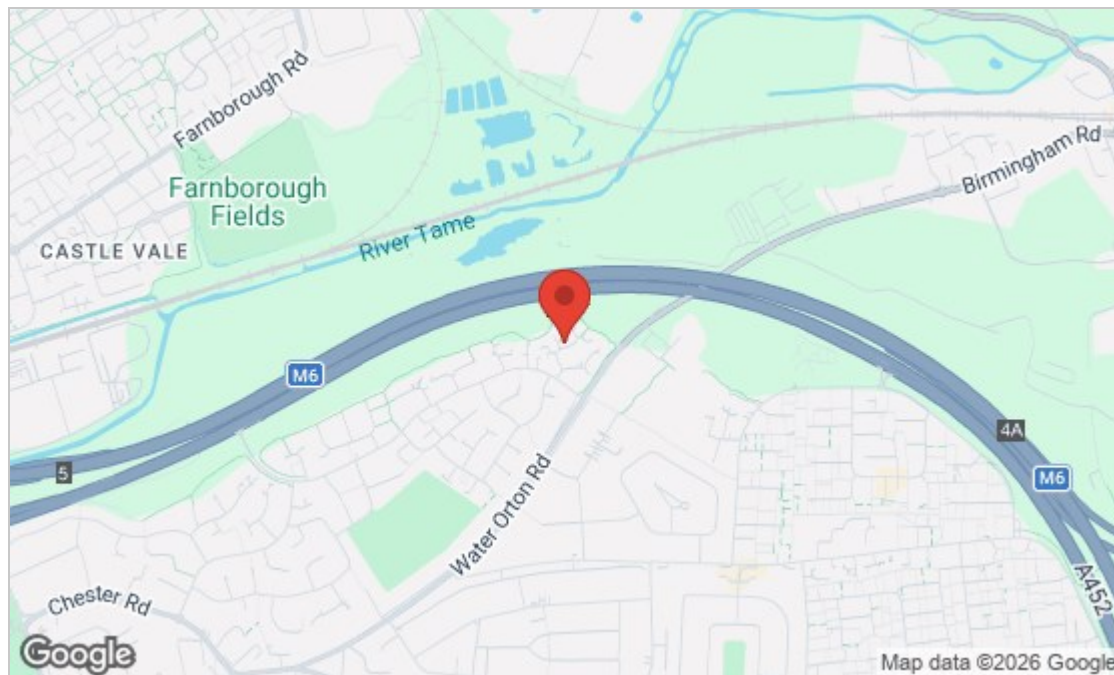
Service charge & Ground Rent combined approx £600 per annum

First Floor

Approx. 264.0 sq. feet



Total area: approx. 264.0 sq. feet



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		
	62	72
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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3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net