



129 Green Lane, Castle Bromwich, B36 0BA

£350,000

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

Approach

Driveway providing off road parking.

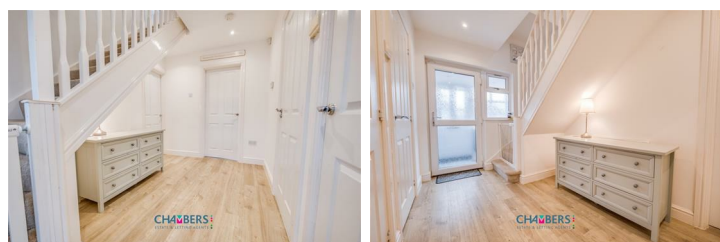


Porch

Double glazed with door to fore.

Entrance Hallway

Inset ceiling spotlights, radiator, stairs rising to first floor accommodation and storage cupboard housing boiler.



Downstairs WC

Low level wc, wash hand basin, ceiling light point and radiator.



Lounge

13'03" max x 10'05" (4.04m max x 3.18m)

Double glazed French doors to rear, inset ceiling spotlights and two radiators.



Dining Area

10'01" x 14'06" (3.07m x 4.42m)

Double glazed bay window to fore, ceiling light point, radiator and archway leading to lounge area.



Kitchen

10'05" plus recess x 7'03" (3.18m plus recess x 2.21m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated oven, hob and extractor, integrated dishwasher double glazed window to rear, inset ceiling spotlights and radiator.



Utility Room

10'06" x 6'10" (3.20m x 2.08m)

Having a range of matching wall and base units, sink with mixer tap, space for white goods, inset ceiling spotlights, double glazed window and door to rear.



Landing

Inset ceiling spotlights and access to loft void with pull down ladder.



Bedroom One

10'03" max x 14'02" max (3.12m max x 4.32m max)

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



Bedroom Two

10'06" x 13'03" max (3.20m x 4.04m max)

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



Bedroom Three

9'04" x 7'00" (2.84m x 2.13m)

Double glazed window to fore, ceiling light point, radiator and built in storage cupboard.



Bathroom

Bath, separate shower cubicle with shower over, wash hand basin, radiator, inset ceiling spotlights and double glazed window to rear.



Separate WC

Low level wc, radiator, ceiling light point and double glazed window to side.



Rear Garden

Paved patio area, mainly laid to lawn, decked area and enclosed to boundaries.



Garage

6'10" x 16'03" (2.08m x 4.95m)

Up and over door and two ceiling light strips.

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.

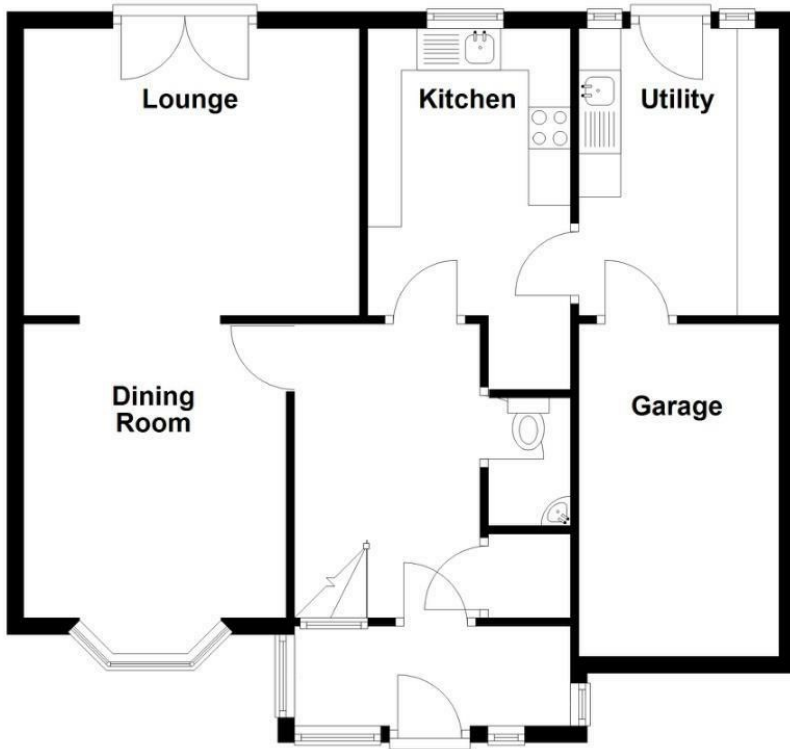
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: D

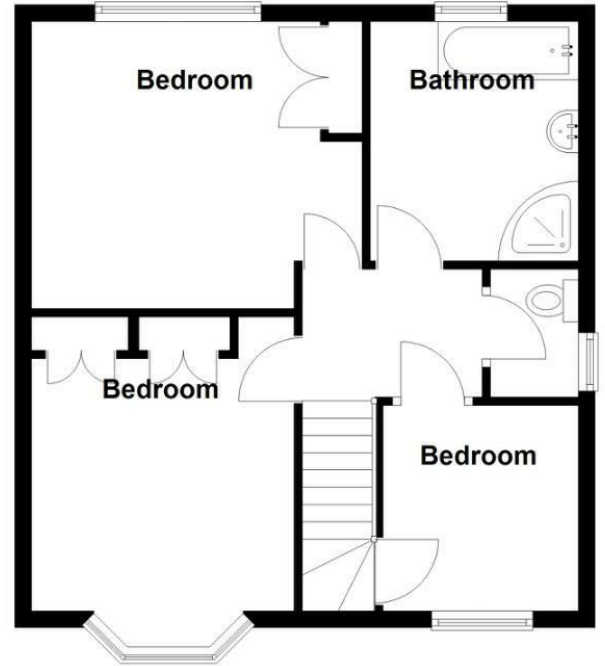
Ground Floor

Approx. 69.5 sq. metres (747.9 sq. feet)

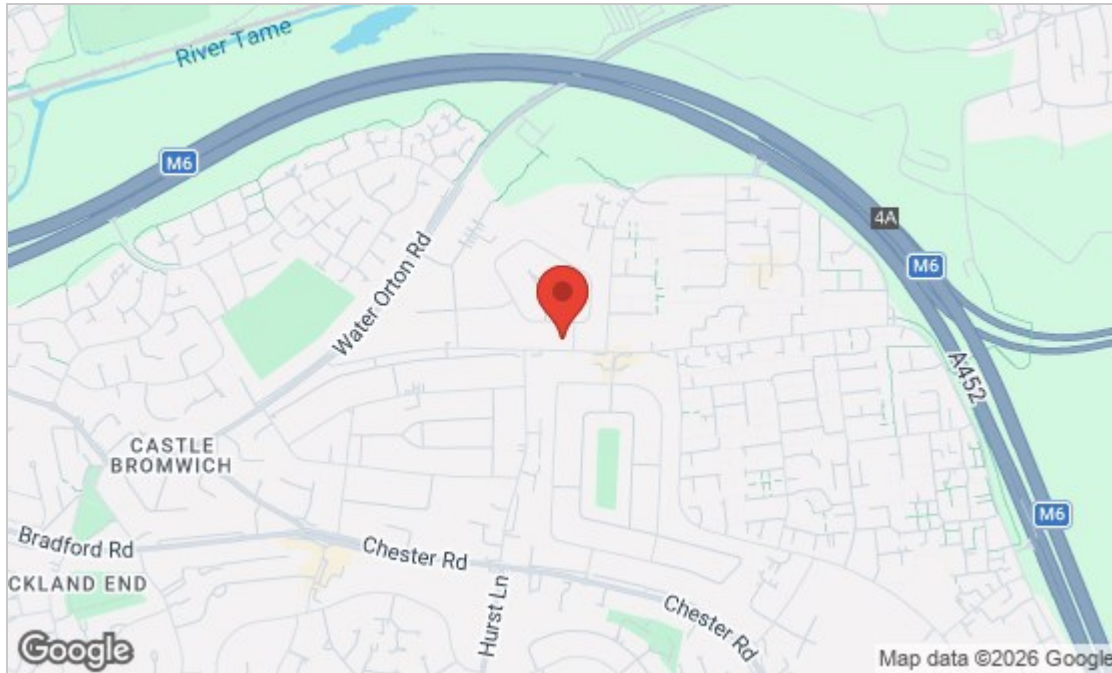


First Floor

Approx. 46.4 sq. metres (500.0 sq. feet)



Total area: approx. 115.9 sq. metres (1247.8 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		
	68	79
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		
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England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.