



1 Delamere Close, Birmingham, B36 9TW

Offers over £350,000

Well presented link detached in the popular location of Castle Bromwich, In brief the property comprises porch, entrance hallway, downstairs wc, lounge diner, kitchen diner, conservatory, utility room, three bedrooms, bathroom, front and rear garden, off road parking and garage.

Approach

Lawned area and block paved driveway providing off road parking.



Porch

Double glazed with spotlight

Entrance Hallway

Inset ceiling spotlights, two radiators and stairs rising to first floor accommodation.



Inner Hallway

Inset ceiling spotlight.

Downstairs WC

Low level wc, wash hand basin, radiator, inset ceiling spotlights and double glazed window to fore.



Lounge Diner

25'02" x 10'05" max (7.67m x 3.18m max)

Double glazed window to fore, inset ceiling spotlights, two

radiators, feature fireplace and double glazed sliding door to rear.



Kitchen

16'00" x 10'09" max (4.88m x 3.28m max)

Having a range of matching wall, base and drawer units, sink with mixer tap over, space for cooker, extractor hood, two ceiling light points, radiator, integrated dishwasher and fridge freezer, breakfast bar and French doors giving access to conservatory.



Conservatory

15'08" x 11'00" max (4.78m x 3.35m max)

Double glazed with ceiling light fan and French door to side.



Utility Area

7'11" x 5'00" (2.41m x 1.52m)

Inset spotlights and space for white goods.



Garage

10'07" x 8'03" (3.23m x 2.51m)

Side hinged door and ceiling light point.



Landing

Double glazed window to side, access to loft void and ceiling point.



Bedroom One

13'02" max x 9'06" (4.01m max x 2.90m)

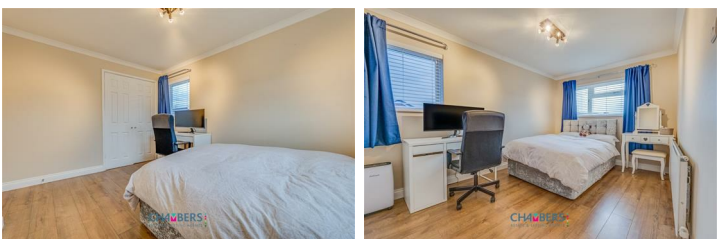
Double glazed window to fore, radiator, inset ceiling spotlights and built in wardrobes.



Bedroom Two

12'11" x 8'10" (3.94m x 2.69m)

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



Bedroom Three

9'00" x 7'05" (2.74m x 2.26m)

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



Bathroom

Bath, sink set in vanity unit, low level wc, shower cubicle with shower over, two radiators, inset ceiling light point and double glazed window to fore.



Rear Garden

Block paved patio area, mainly laid to lawn and enclosed to boundaries.



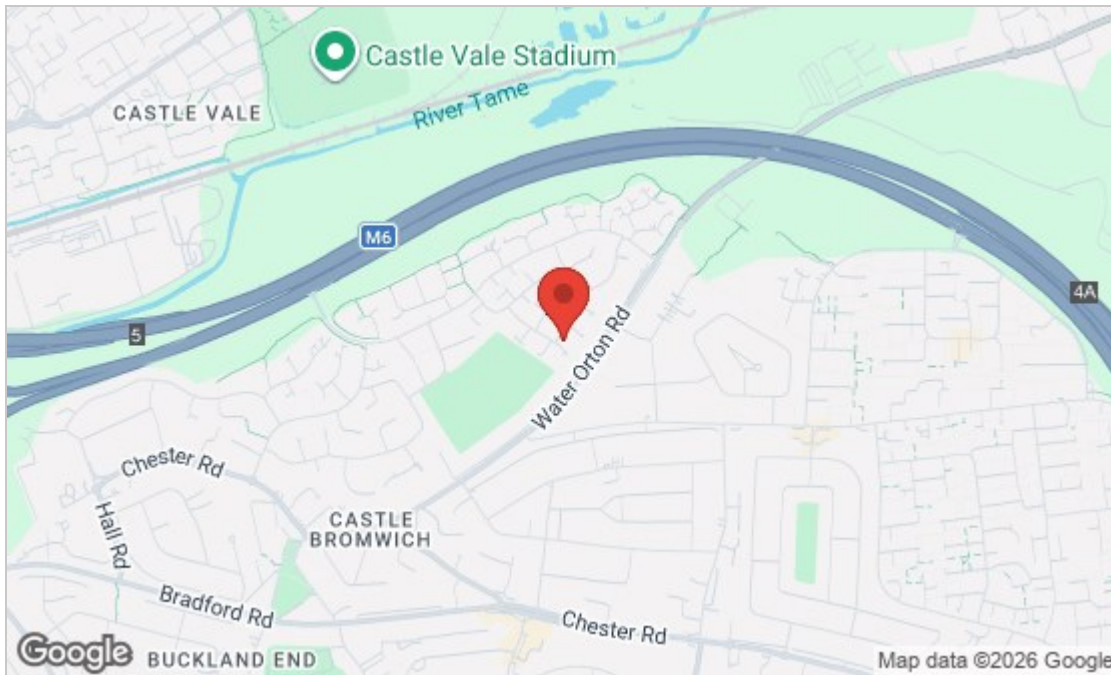
Further Information

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

Council Tax Band: D

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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