



## 7 Milesbush Avenue, Castle Bromwich, B36 9UA

### Offers in excess of £355,000

This detached home in a popular residential location briefly comprises hallway, lounge, dining area, kitchen, downstairs w/c, three bedrooms and bathroom. There is a rear garden and driveway to the front leading to a side garage. This would make a lovely family home.

## Approach

Via driveway leading to front door and area laid to lawn.



## Hallway

PVC door to front, stairs to first floor accommodation, radiator and ceiling light point.



## Downstairs W/C

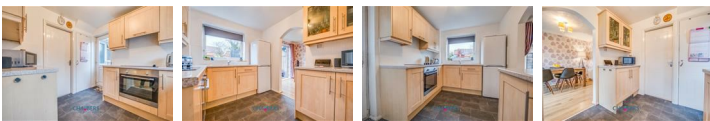
Single glazed window to front, low level W/C, pedestal hand wash basin and ceiling light point.



## Kitchen

17'0 x 8'3 (5.18m x 2.51m)

Double glazed window to rear, double glazed door to side, wall base and drawer units, stainless steel sink with drainer and mixer tap, built in pantry, integrated electric hob and oven, space for white goods and ceiling light point.



## Dining Room

Double glazed sliding doors to rear garden, radiator and ceiling light point.



## Landing

Double glazed window to side, loft access, airing cupboard and ceiling light point.

## Bedroom One

12'6 x 9'11 (3.81m x 3.02m)

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



## Bedroom Two

10'0 x 9'9 (3.05m x 2.97m)

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



## Bedroom Three

9'5 x 7'0 (2.87m x 2.13m)

Double glazed window to front, built in cupboard housing central heating boiler, radiator and ceiling light point.



## Family Bathroom

Double glazed obscured window to rear, side panelled bath with shower over, low level w/c, pedestal hand wash basin, heated towel rail and ceiling light point.



## Garage

Up and over door and ceiling light point.

## Rear Garden

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



## 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.

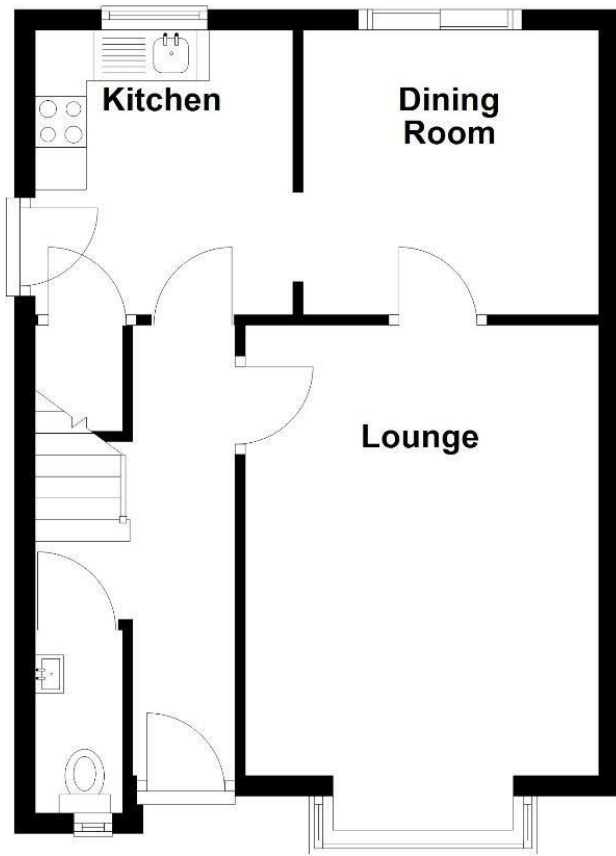
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D

EPC Rating - C

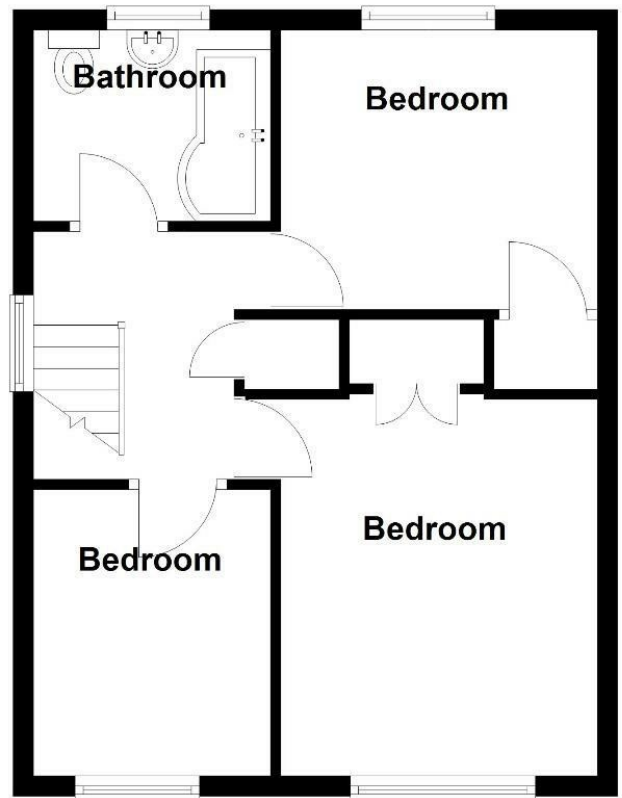
## Ground Floor

Approx. 41.0 sq. metres (441.8 sq. feet)

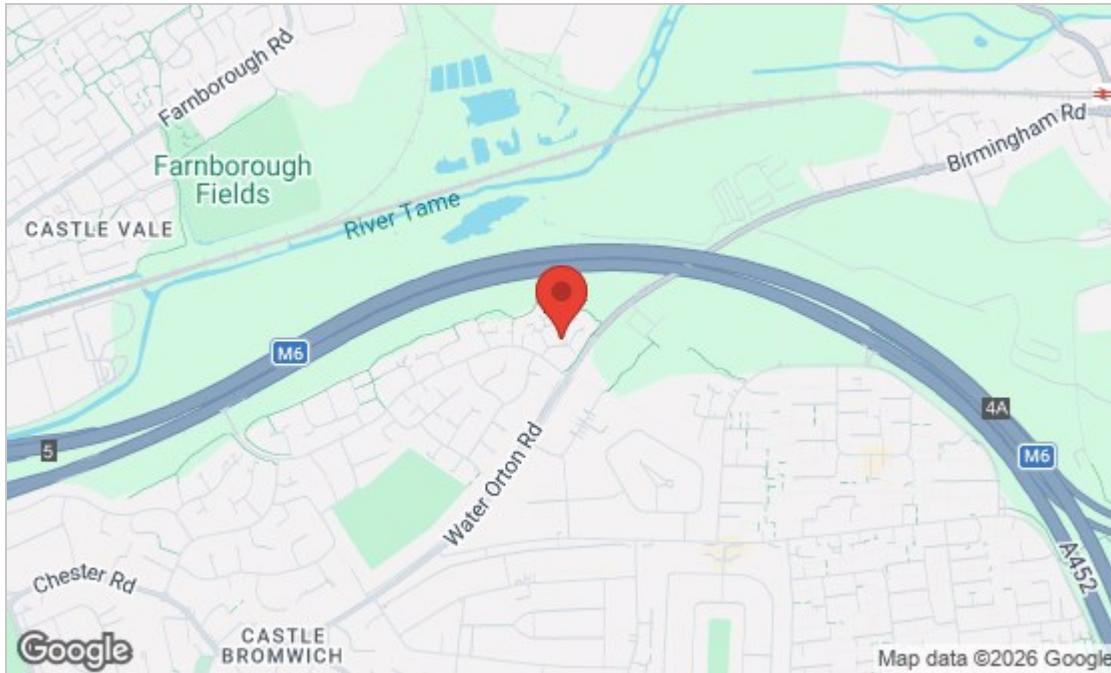


## First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net