



## 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)

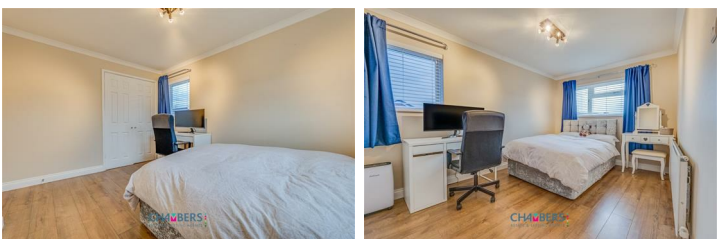
Double glazed window to fore, radiator, inset ceiling spotlights and built in wardrobes.



### 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

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.

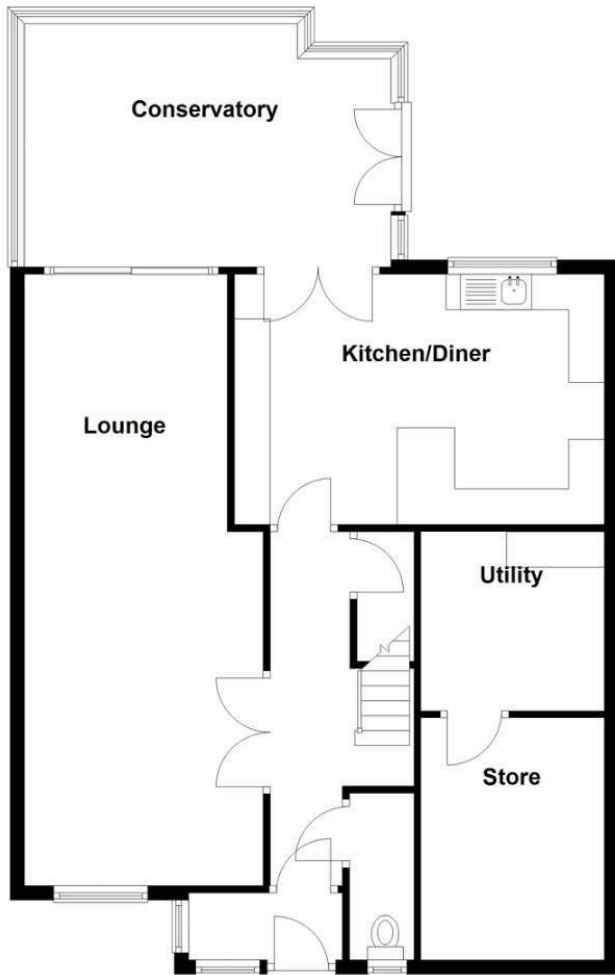
Money Laundering Regulations: intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: C

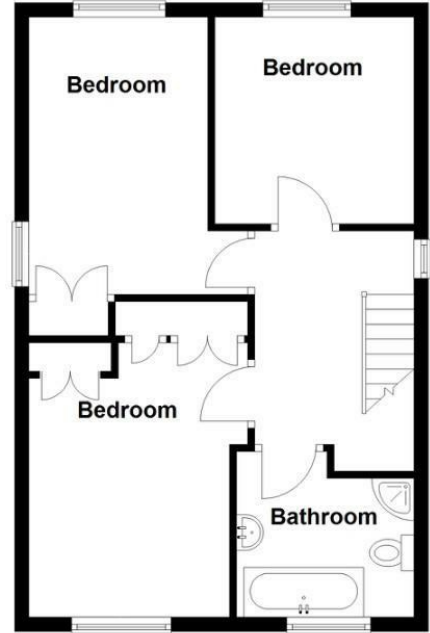
### Ground Floor

Approx. 93.3 sq. metres (1004.1 sq. feet)

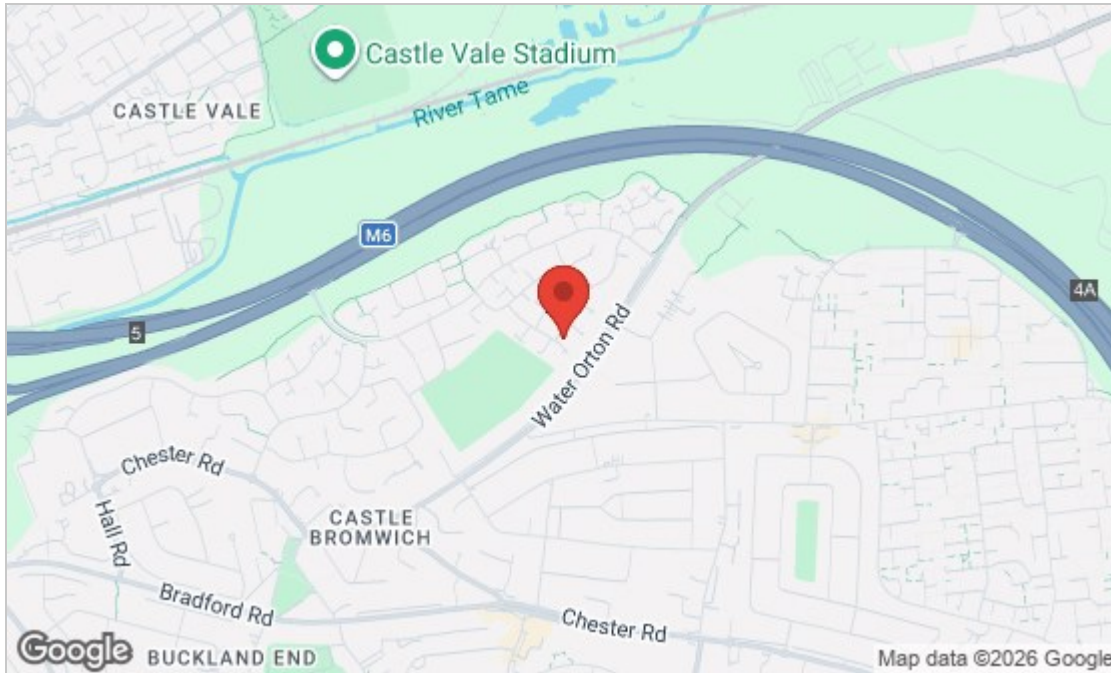


### First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 138.8 sq. metres (1493.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		74	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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