



Bentley Road, Castle Bromwich Birmingham B36 0ES

welcome to

Bentley Road, Castle Bromwich Birmingham

****EXTENDED TRADITIONAL SEMI**TWO RECEPTION ROOMS**CONSERVATORY**EXTENDED FITTED KITCHEN**SIDE GARAGE /UTILITY**THREE BEDROOMS**UPSTAIRS BATHROOM AND SEPARATE WC**DRIVEWAY TO THE FRONT**MATURE REAR GARDEN**SOUGHT AFTER LOCATION****



Entrance Porch

Double-glazed window to front and side, ceiling light point, tiled floor and door to hall.

Entrance Hall

Radiator, ceiling light point, wooden floor and stairs to first floor.

Lounge

Double-glazed bay to front, ceiling light point, radiator and wooden flooring.

Dining Room

Double-glazed bay window and doors to rear, radiator, ceiling light point, coving and laminate flooring.

Kitchen

Double-glazed bay window to rear and double-glazed double doors to garden door to pantry and utility room, cupboards, drawers and base units, sink and drainer with mixer tap with flexible moveable multi-function spray, spotlights, designer vertical radiator, integrated double-oven, hob, cooker hood, seating area and wooden flooring.

Conservatory

Double-glazed window to rear and side, double-glazed doors to garden and tiled flooring.

Utility Room/Garage

Metal up and over door to front, ceiling light point, cupboards and base units, work surface, stainless steel sink and drainer, plumbing for washing machine and door to side.

Landing

Double-glazed window to side, and ceiling light point.

Bedroom One

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

Bedroom Two

Double-glazed bay window to the front, radiator, ceiling light point, and loft access with ladder.

Bedroom Three

Double-glazed bow window to front, radiator and ceiling light point.

Bathroom

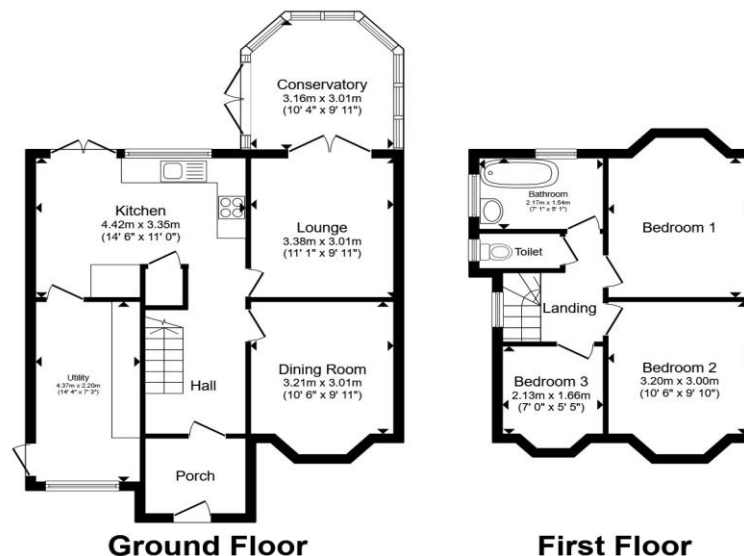
Double-glazed window to rear and side, heated towel rail, ceiling light point, cupboard housing the boiler, vanity sink, jacuzzi bath with shower over.

Separate W.C.

Double-glazed window to side, ceiling light point and low level w.c.

Rear Garden

Paved patio area, seating areas, mature shrubs, apple, plum, damson and pear trees, greenhouse and enclosed by fencing.



Total floor area 101.3 m² (1,090 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

shipways



view this property online shipways.co.uk/Property/CAB112443



welcome to

Bentley Road, Castle Bromwich Birmingham

- TRADITIONAL SEMI DETACHED
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- CONSERVATORY
- EXTENDED FITTED KITCHEN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/CAB112443



Property Ref:
CAB112443 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk