PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Carlton Mews, Castle Bromwich, Birmingham, B36 0AB
Offers Over £240,000



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** NO UPWARD CHAIN ** CUL-DE-SAC LOCATION ** THREE BEDROOMS ** GARAGE **

This mid terrace property is set in a cul-de-sac location within the Castle Bromwich area conveniently located for shops, bus routes and schools. The property itself consists of a DRIVEWAY for one vehicle to the side of a front garden area (could create a larger driveway) ENCLOSED entrance porch area adding further security, entrance hallway, lounge, kitchen, rear garden and an INTEGRAL GARAGE area. To the first floor there are THREE BEDROOMS, a family bath/shower room and a separate WC for added convenience. Energy Efficiency Rating:- C

Front Garden
Low wall border to one side, fence border to the other side of the front garden area consisting of a garden laid mainly to lawn and a paved pathway with gravel inset providing off road parking for one vehicle. Double glazed door allowing access to:-

Entrance Porch
11'8" x 6' max 2'8" min (3.56m x 1.83m max 0.81m min)
Enclosed entrance porch with double glazed windows to the front, single glazed window to the rear into the stair case area. Ceiling mounted light, storage cupboard to one side below the electric meter cupboard, wood effect flooring. Further single glazed windows at matching height and to the side of the single glazed door leading through to:-

Entrance Hallway
8'9" x 5'3" (2.67m x 1.60m)
Stairs rising to the first floor landing area with a storage cupboard below, radiator, and a door leading through to:-

Lounge
15'10" x 11' max 9'11" min (4.83m x 3.35m max 3.02m min)
Double glazed window to the rear, radiator and a door to the side into:-

Kitchen
12'1" x 9'3" max 7'3" min (3.68m x 2.82m max 2.21m min)
Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Plumbing for a washing machine, gas cooker point, and a breakfast bar to one wall. Tiling to the window sill area, wall mounted boiler, wood effect flooring and a radiator. Double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Internal door to the front into:-

Integral Garage
16'3" x 7'4" (4.95m x 2.24m)
Single garage with electric supply, lighting, fuse board, and gas meter located. Decorative niche to one wall, and an up and over door to the front giving access direct from the driveway area.

FIRST FLOOR

Landing
Loft access via the hatch area, a double glazed window to the front of the property set within the staircase area. Doors to:-

Bedroom One
12'5" x 8'9" (3.78m x 2.67m)
Double glazed window to the front, radiator, decorative coving finish to the walls, and a built in double wardrobe with a double overhead storage unit above.

Bedroom Two
11'5" x 9'9" (3.48m x 2.97m)
Double glazed window to the rear, radiator, decorative dado rail to the walls and a built in double wardrobe with a double overhead storage unit above.

Bedroom Three
9'11" x 7'2" (3.02m x 2.18m)
Double glazed window to the front, radiator, decorative dado rail to the walls, double built in wardrobe with a double over head storage unit above.

Bathroom
11'5" x 6'2" (3.48m x 1.88m)
Suite comprised of a panelled bath, pedestal wash hand basin and a panelled walk in shower area with a boiler fed shower inset, extractor fan to the ceiling and spotlight also inset to the ceiling area. Storage cupboard, partly tiled walls, wood effect flooring, radiator, and a double glazed window to the rear.









Separate WC

6' x 2'7" (1.83m x 0.79m)

Low flush WC, radiator, wood effect flooring and a double glazed window to the rear.

OUTSIDE

Rear Garden

Mixture of wall and fence borders surrounding a garden consisting of a paved patio area leading to a garden laid mainly to lawn with a paved pathway to one side and flower bed borders to either side.
Outside light

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low

Yearly Chance between 2036 - 2069 - Very Low

Ofcom Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2 Good outdoor
3 Good outdoor, and in-home
Vodafone Good outdoor and variable in-home

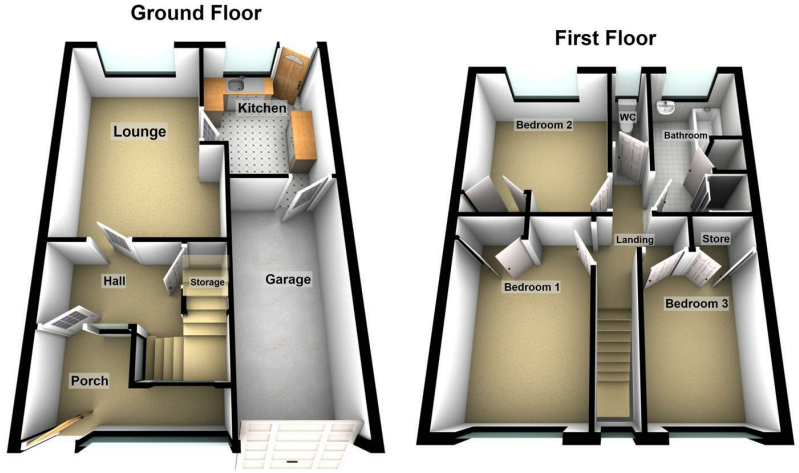
Performance across your postal district

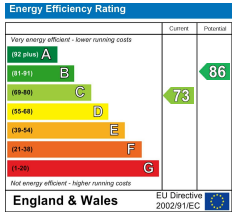
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

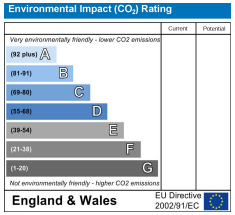
EE- 83%
O2 87%
Three 82%
Voda 87%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 17 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good







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