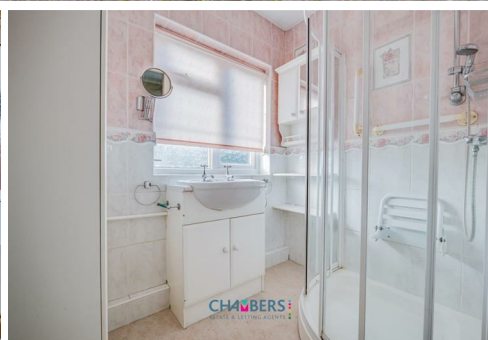




6 Whateley Crescent, Birmingham, B36 0DN

£325,000

Traditional semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, through lounge, kitchen, downstairs wc, three bedrooms, shower room, separate toilet, garden, garage and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Via block paved driveway with off-road parking and area laid to lawn.



Porch

Double glazed door and window to front, meter cupboard.

Hallway

Door to front, stairs to first floor accommodation, under stairs storage, radiator and ceiling light point.



Lounge

10'10 x 24'11 into bay (3.30m x 7.59m into bay)

Double glazed bay window to front, sliding door to rear, feature fire surround, two radiators, two ceiling light points and two wall light points.



Kitchen

9'04 plus recess x 10'06 (2.84m plus recess x 3.20m)

Double glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, integrated oven and hob with extractor over, space for white goods, radiator and ceiling light point.



Covered Side Passage

Double-glazed door and window to side and wall light point.

Downstairs W/C

Double glazed obscured window to side, low level W/C and ceiling light point.



Landing

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



Bedroom One

16'02 into bay x 10'11 (4.93m into bay x 3.33m)

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



Bedroom Two

11'11 x 11'00 max (3.63m x 3.35m max)

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

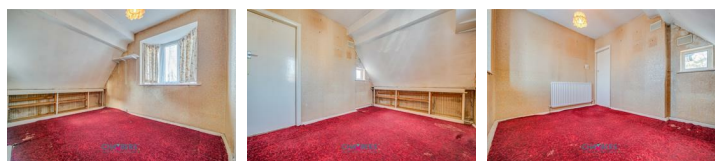


Bedroom Three

8'05 plus bow x 12'00 max (2.57m plus bow x 3.66m max)

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

NB. restricted head height.



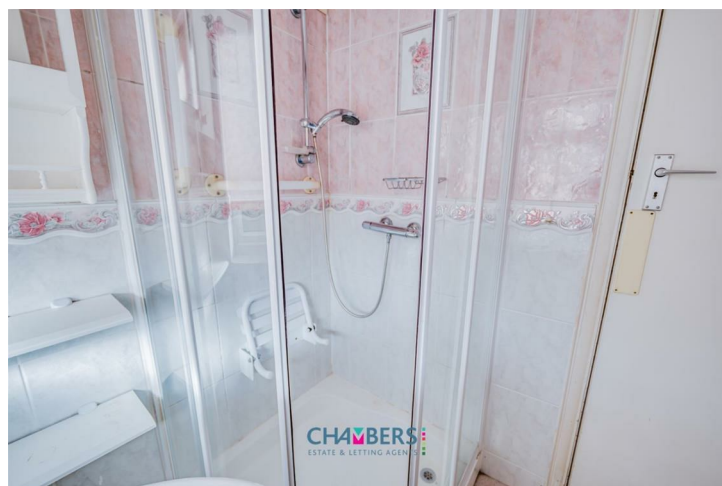
Separate W/C

Double glazed obscured window to side, low level W/C and ceiling light point.



Shower Room

Double glazed obscured window to rear, shower cubicle. sink in vanity, cupboard housing central heating boiler and ceiling light point.



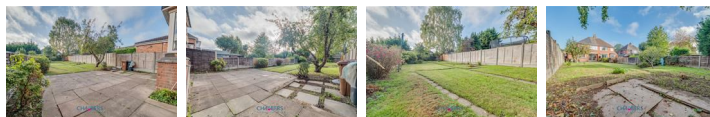
Garage

14'09 x 7'05 (4.50m x 2.26m)

Double glazed window to side, side hinged doors and ceiling light point.

Rear Garden

Patio area, area laid to lawn and enclosed to neighbouring boundaries.

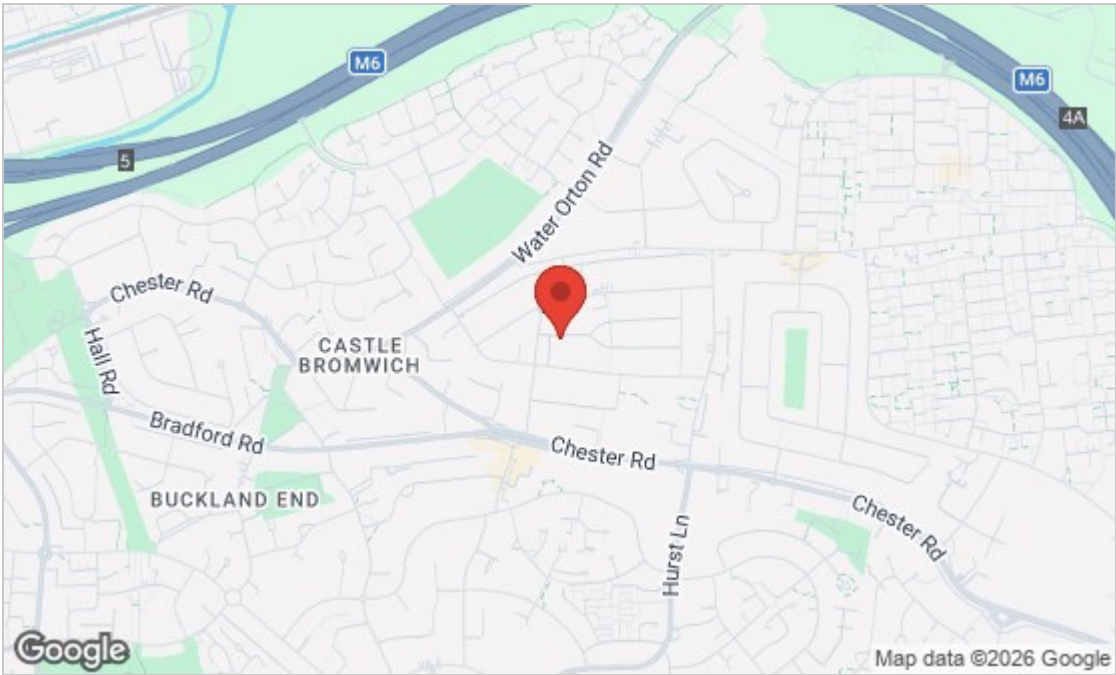


Further Information

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 - C
EPC Rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	69
(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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.