

## 2 Bridgeman Croft, Castle Bromwich, B36 0AF

**£385,000**

This well presented detached home situated in Castle Bromwich briefly comprises porch, hallway, lounge/diner, kitchen, downstairs w/c and shower room, three good sized bedrooms and family bathroom. There is a driveway leading to the side garage and gardens to the rear and side. This property will make a perfect family home. Call Now To View !

## Approach

Via block paved driveway with ample parking and area laid to lawn.



## Hallway

Stairs to first floor accommodation, under stairs storage cupboard, radiator and two ceiling light points.



## Lounge/Diner

12'2 x 25'8 (3.71m x 7.82m)

Double glazed bow window to front, double glazed window to side, sliding patio doors to conservatory, three radiators, two wall light points and two ceiling light points.



## Kitchen

14'3 x 10'1 (4.34m x 3.07m)

Double glazed door to side and double glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, integrated dishwasher, gas hob with extractor over, integrated microwave and oven, radiator and three ceiling light points.



## Utility

Wall mounted central heating boiler, plumbing and space for white goods and ceiling light point.

## Conservatory

12'6 x 10'6 (3.81m x 3.20m)

Double glazed windows to rear and side, double glazed French doors to rear, radiator and ceiling light point.



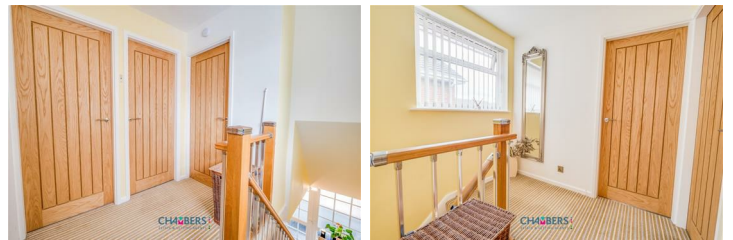
## Downstairs Shower Room

Double glazed window to side, low level w/c, shower cubicle, hand wash basin in vanity unit, radiator and tow ceiling light points.



## Landing

Double glazed window to side, loft access (boarded and lighting) and ceiling light point.



## Bedroom One

13'3 x 9'9 (4.04m x 2.97m)

Double glazed window to front, built in wardrobes with over head storage, radiator and ceiling light point.



## Bedroom Two

12'2 x 9'9 (3.71m x 2.97m)

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



## Bedroom Three

9'2 x 7'05 (2.79m x 2.26m)

Double glazed window to rear and ceiling light point.



## Bathroom

Double glazed obscured window, low level w/c, pedestal bath with shower over, hand wash basin with storage below, extractor fan, storage cupboard, radiator and spot lights to ceiling.



## Garage

Up and over door

## Rear Garden

Large lawned area to side, paved patio area, laid to lawn, seating area, gated access to front 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.

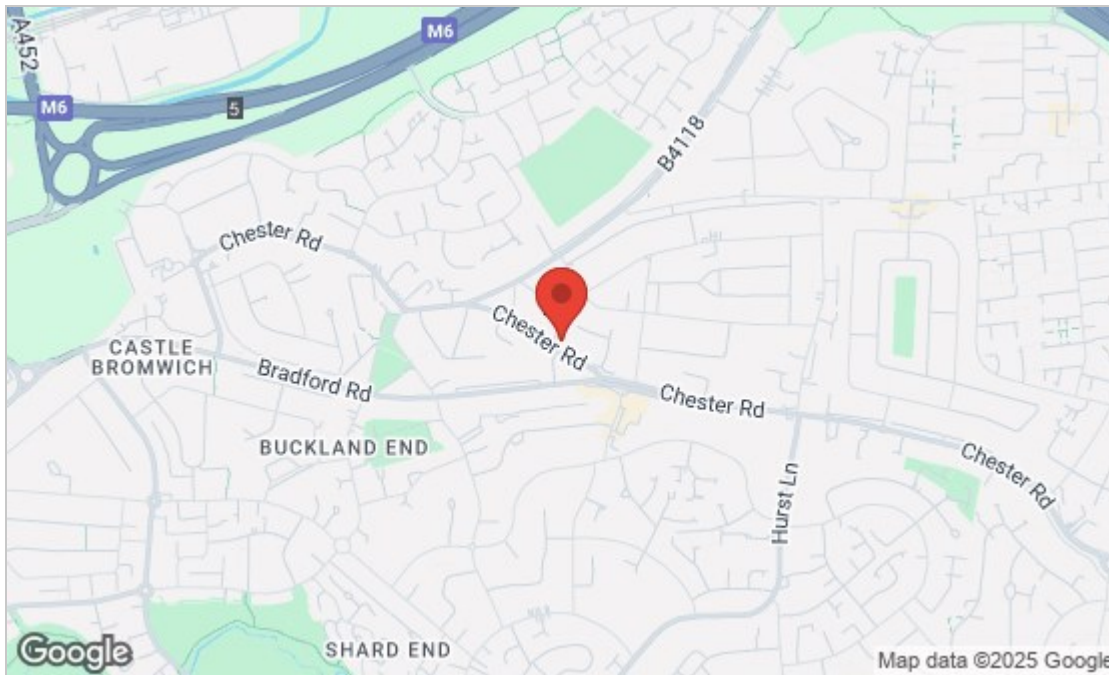
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale

cannot be agreed without this.

This property has solar panels on a lease agreement with approximately 8 years remaining

Council Tax Band - E

EPC Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	74
(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	

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