



## 11 Manor Park Road, Birmingham, B36 0DG

**£325,000**

Semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, two reception rooms, kitchen, downstairs wc, three bedrooms, bathroom, garden, off road parking and garage, The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.



## Approach

Driveway providing off road parking.



## Porch

Double glazed window to side, door to fore and ceiling light point.

## Entrance Hallway

Ceiling light point, radiator and stairs rising to first floor accommodation.

## Reception Room One

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



## Reception Room Two

Double glazed window and door to rear, ceiling light point, two wall light points and radiator.



## Kitchen

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated oven, hob and extractor hood, ceiling light point, radiator and double glazed window to rear.



## Inner Hallway

Ceiling light point, door to garage and door to side giving access to rear garden.

## Downstairs WC

Low level wc, wash hand basin, ceiling light point, wall mounted boiler and single glazed window to side.

## Landing

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

## Bedroom One

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



## Bedroom Two

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



## Bedroom Three

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



required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C  
EPC Rating - D

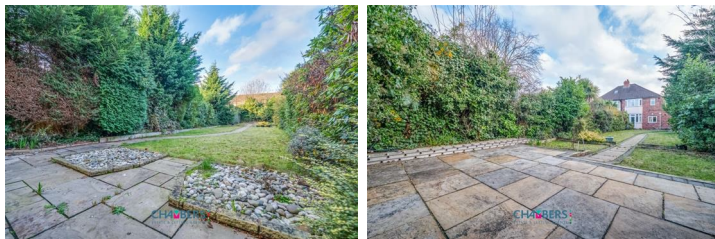
## Bathroom

Double glazed window to rear, two double glazed windows to side, radiator, ceiling light point, bath with shower over, low level wc and sink set in vanity unit.



## Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



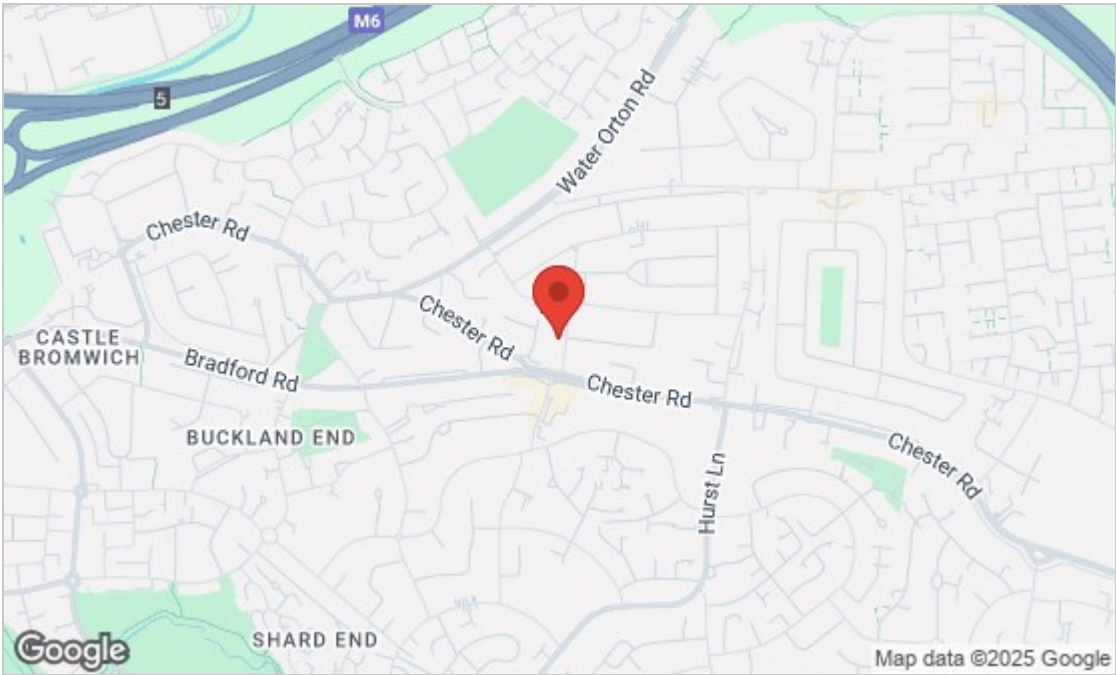
## Garage

Up and over door.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.