



40 Tackford Close, Castle Bromwich, B36 9TA

£235,000

Well presented semi detached property in the popular location of Castle Bromwich. In brief the property comprises lounge, kitchen, two bedrooms, bathroom, garden, off road parking and garage. The property also benefits from double glazing and central heating (both where specified)

Approach

Block paved driveway providing off road parking and access to detached garage.



Lounge

12'2" max x 15'11" (3.71m max x 4.85m)

Double glazed window to fore, ceiling lights point, radiator, access to understairs storage and stairs rising to first floor accommodation.



Kitchen

12'2" x 7'2" (3.71m x 2.18m)

Having a range of matching wall, base and drawer units, sink with mixer tap, integrated fridge freezer and washing machine, oven, hob and extractor, ceiling light point, double glazed window to rear and double glazed door giving access to rear garden.



Landing

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

Bedroom One

12'1" x 9'6" (3.68m x 2.90m)

Two double glazed windows to fore, ceiling light point, radiator and built in cupboard.



Bedroom Two

7'3" max x 10'4" (2.21m max x 3.15m)

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



Bathroom

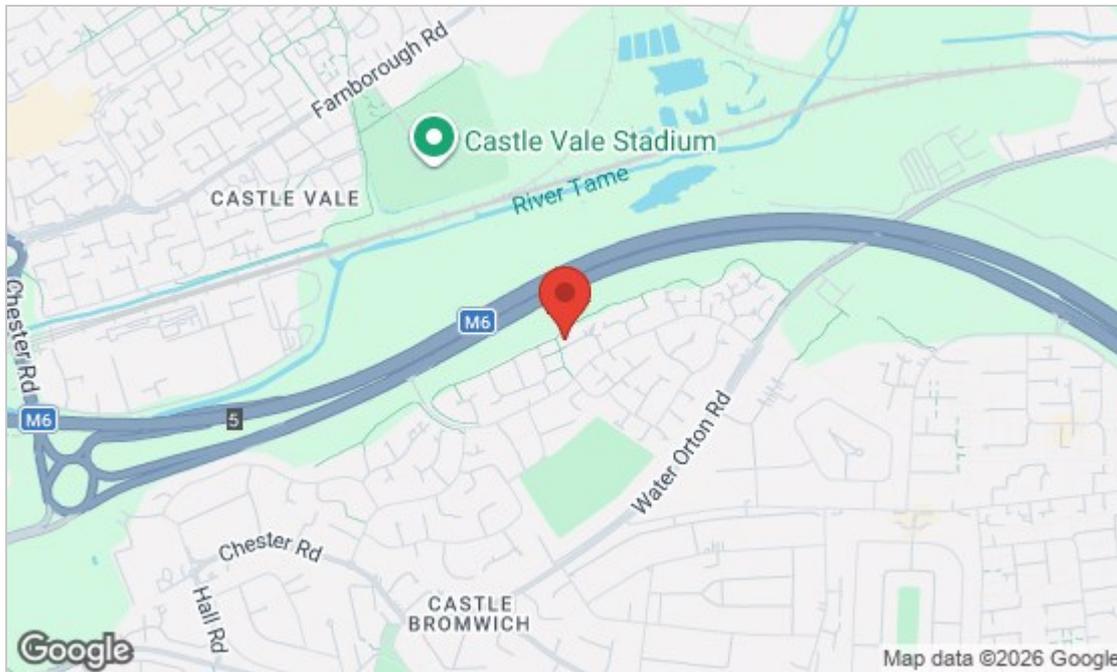
Bath with shower over, low level wc, wash hand basin, heated towel rail and inset ceiling spotlights.



Rear Garden

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





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			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST
 Tel: 01216795187
 info@chambersproperty.net
 www.chambersproperty.net