



61 Carlton Mews, Castle Bromwich, B36 0AD

£260,000

This well presented semi detached property briefly comprises porch, lounge diner, kitchen, three bedrooms, shower room, separate wc, front and rear garden, off road parking and garage. The property also benefits from double glazing, central heating and NO CHAIN.

Approach

Driveway providing off road parking.



Porch

Double glazed with door to fore, radiator and ceiling light point.

Lounge Diner

9'11 x 25'02 (3.02m x 7.67m)

Double glazed window to front, double glazed sliding door to rear, decorative fireplace, two radiators and two ceiling light points.



Kitchen

9'08 x 8'10 (2.95m x 2.69m)

Double glazed window to rear, door to side, wall base and drawer units, space for white goods, space for cooker, sink with mixer tap and drainer, boiler, radiator and spot lights to ceiling.



Inner Hallway

Double glazed window to side, stairs to first floor accommodation, radiator and ceiling light point.



Landing

Loft access and ceiling light point.



Bedroom One

12'04 x 9'01 max (3.76m x 2.77m max)

Double glazed window to front, storage/wardrobe, radiator and ceiling light point.



Bedroom Two

12'06 x 9'01 (3.81m x 2.77m)

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



Bedroom Three

9'04 max x 9'01 max (2.84m max x 2.77m max)

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



Shower Room

Double glazed window to rear, shower cubicle with shower over, sink set in vanity, airing cupboard, radiator and spot lights to ceiling.



Separate W/C

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



Garage

8'03 max x 17'02 (2.51m max x 5.23m)

Up and over door to front, meters and ceiling light point.

Rear Garden

Paved patio area, laid to lawn, mature shrubs, gated side access 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.

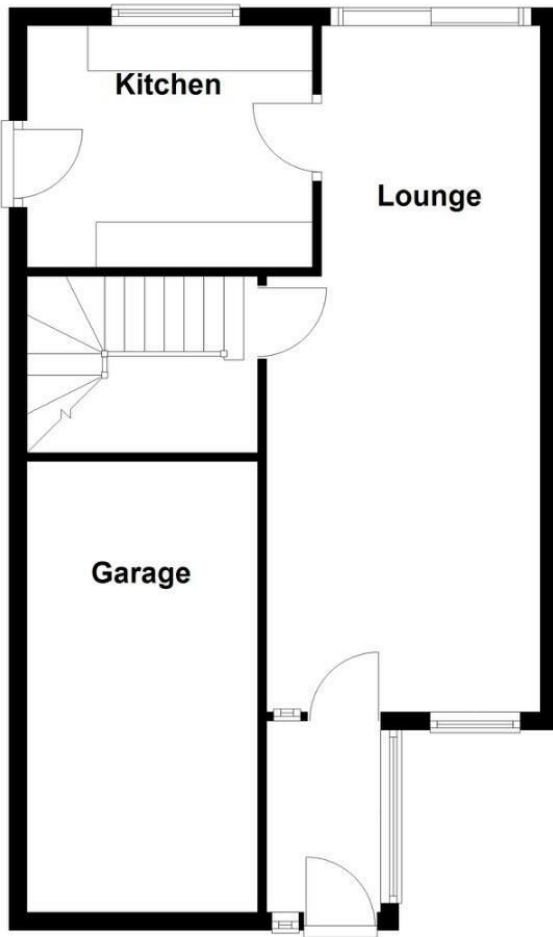
Freehold on Completion

Council Tax Band - D

EPC Rating - D

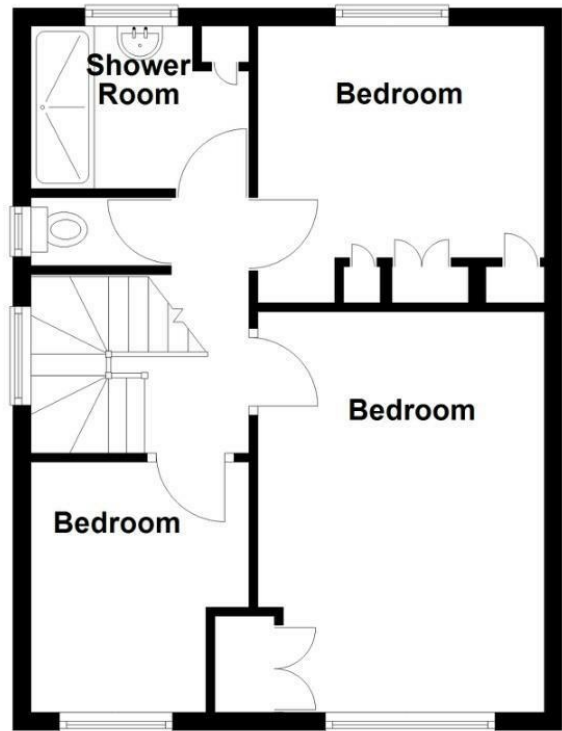
Ground Floor

Approx. 52.0 sq. metres (560.0 sq. feet)

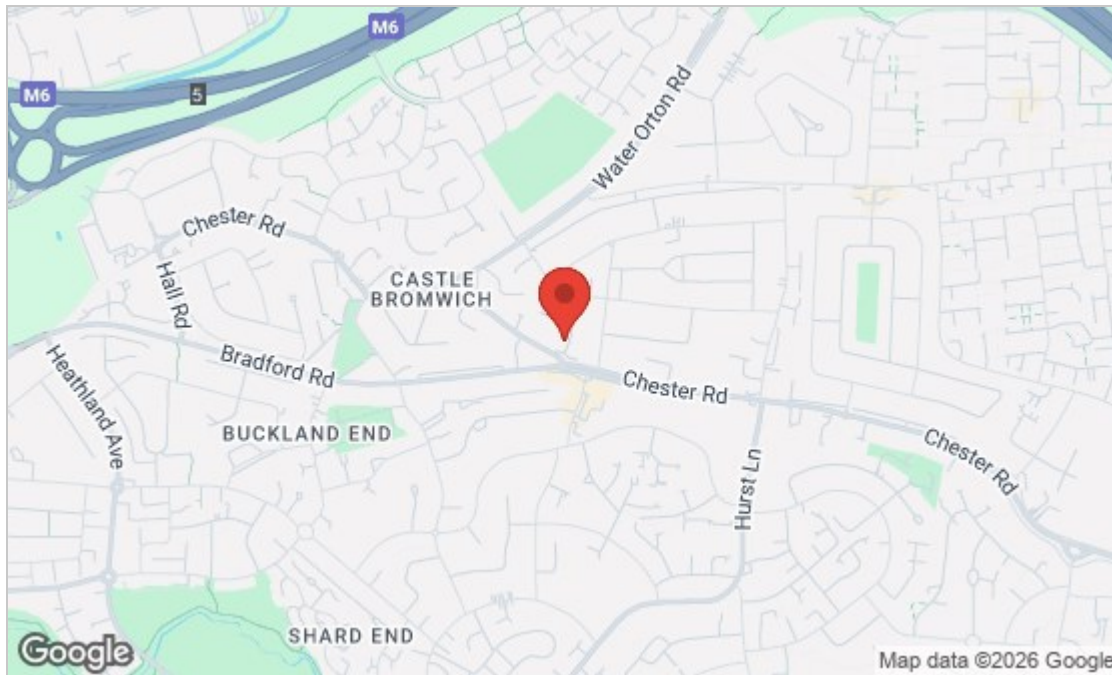


First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 95.3 sq. metres (1026.2 sq. feet)



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		
	63	76
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.