



## 29 Ringmere Avenue, Birmingham, B36 9AT

**£325,000**

This lovely family home situated in Castle Bromwich Village briefly comprises porch, hallway, two reception rooms, kitchen, utility/garage, sun room, downstairs w/c, three bedrooms, separate w/c and family bathroom. There is large rear garden with fruit trees and mature shrubs and trees and a driveway to the front. This property must be viewed !

## Approach

Via a black paved driveway with off road parking with gated side access to rear garden.



## Porch

Double glazed door and windows to front.

## Hallway

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



## Reception One

12'08 x 17'11 (3.86m x 5.46m)

Double glazed sliding patio doors to rear, window and door to conservatory, radiator and ceiling light point.



## Reception Two

14'05 x 10'00 (4.39m x 3.05m)

Double glazed bay window to front, gas fire point, radiator, three wall light points and ceiling light point.



## Kitchen

7'03 x 10'04 (2.21m x 3.15m)

Window to rear, wall base and drawer units, 1 1/2 stainless steel sink with drainer and mixer tap, space for cooker with cooker hood over and ceiling light point.



## Utility Area/Garage

26'06 x 6'11 (8.08m x 2.11m)

Double opening doors to front, base units, sink, wall mounted central heating boiler, space for white goods and two strip lights.



## Downstairs W/C

Low level W/C and ceiling light point.

## Sun Room

15'07 x 6'00 (4.75m x 1.83m)

Two double glazed windows to rear, double glazed window and door to side, base units, sky light, radiator and ceiling light point.



## Landing

Loft access and wall light point.



### Bedroom One

14'05 x 10'2 max into wardrobes (4.39m x 3.10m max into wardrobes)  
Double glazed bay window to front, radiator and ceiling light point.



### Bathroom

Double glazed obscured window to rear, panel bath, separate shower cubicle, sink set in vanity unit, radiator and ceiling light point.



### Bedroom Two

10'06 x 11'03 (3.20m x 3.43m)  
Double glazed window to rear, built in wardrobes, radiator and ceiling light point.



### Separate W/C

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



### Bedroom Three

6'11 x 9'04 (2.11m x 2.84m)  
Double glazed window to rear, built in storage cupboard, radiator and ceiling light point.

### Rear Garden

Paved patio area, mainly laid to lawn, second block paved patio area, ornamental pond, mature shrubs and trees, two apple trees, plum tree and pear tree, vegetable patch, gated side access and enclosed to rear boundaries.



### Further Information

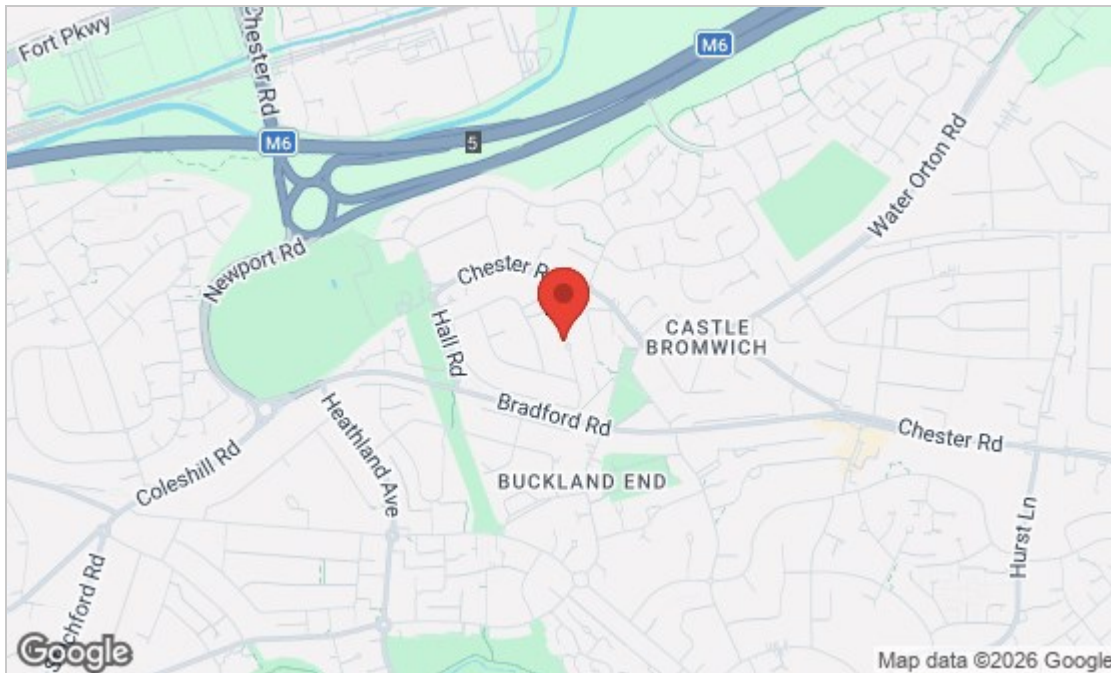
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D

EPC Rating - TBC



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>			
(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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