



## 68 Bentley Road, Castle Bromwich, B36 0ER

**£385,000**

This extended semi detached home briefly comprises porch, hallway, lounge, kitchen/diner, downstairs w/c, conservatory, four bedrooms and family bathroom. There is a driveway leading to a garage and an enclosed rear garden. This is an ideal family home situated in the popular location Castle Bromwich !

## Approach

Via a block paved driveway with ample off road parking.



## Porch

Double glazed door to front, double glazed window to front and side and wall light point.

## Hallway

Stairs to first floor accommodation, radiator and two wall light points.



## Lounge

27'4 x 9'9 (8.33m x 2.97m)

Double glazed bay window to front, double glazed French doors to conservatory, feature fireplace with log burner, radiator and five wall light points.



## Kitchen Diner

13'2 x 17'5 (4.01m x 5.31m)

Two Velux windows, double glazed French doors to rear garden, wall base and drawer units, sink with drainer and mixer tap, integrated dishwasher, space for white goods, space for cooker with extractor over, radiator and two ceiling light points.



## Conservatory

10'09 x 9'8 (3.28m x 2.95m)

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



## Downstairs W/C

Low level w/c, wash hand basin with storage below and spot lights to ceiling.

## Landing

Loft access, wall light point and ceiling light point.

## Bedroom One

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

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



## Bedroom Two

13'4 into bay x 9'9 (4.06m into bay x 2.97m)

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



### Bedroom Three

13'3 max / 7'06 min x 10'6 max / 7'03 min (4.04m max / 2.29m min x 3.20m max / 2.21m min)

Two double glazed bay windows to front, radiator and two ceiling light points.



### Bedroom Four

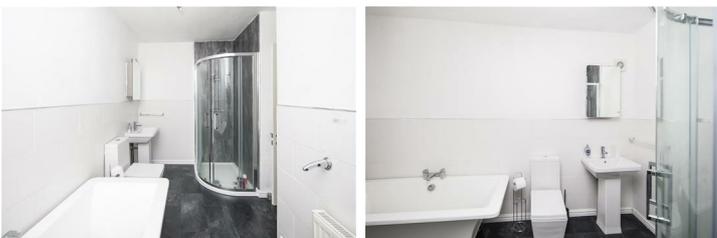
7'5 x 4'86 (2.26m x 1.22m)

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



### Bathroom

Double glazed obscured window to rear, freestanding bath, step in shower cubicle, low level w/c, pedestal hand wash basin, radiator and ceiling light point.



### Garage

15'1 x 7'1 (4.60m x 2.16m)

Wall mounted central heating boiler, double opening doors to front and ceiling light point.

### Rear Garden

Paved patio area, mainly laid to lawn, brick built storage, brick built BBQ, brick built log store and enclosed to neighbouring boundaries.



### Further Information

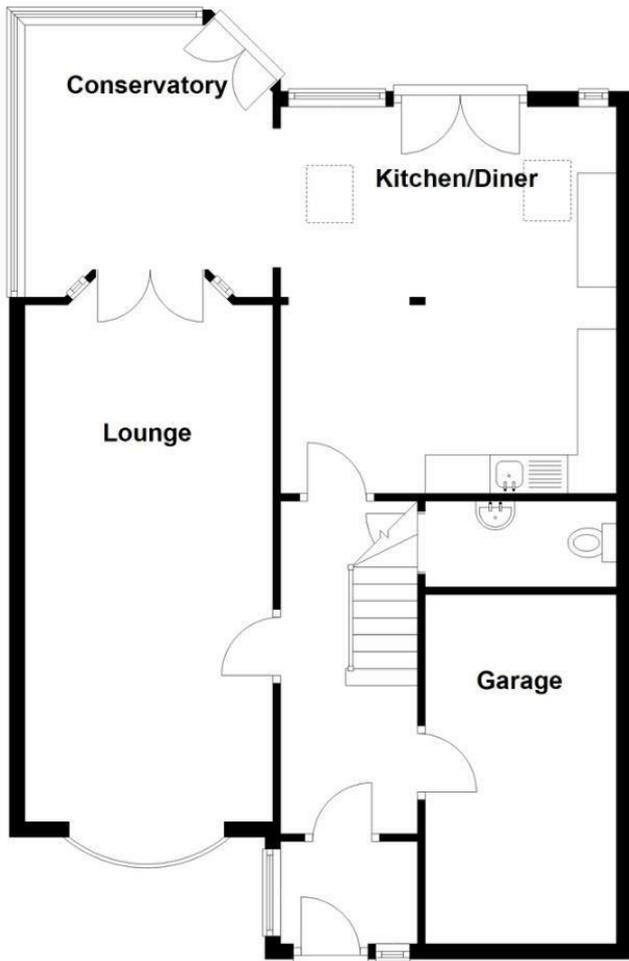
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Council Tax Band: D  
EPC Rating: TBC

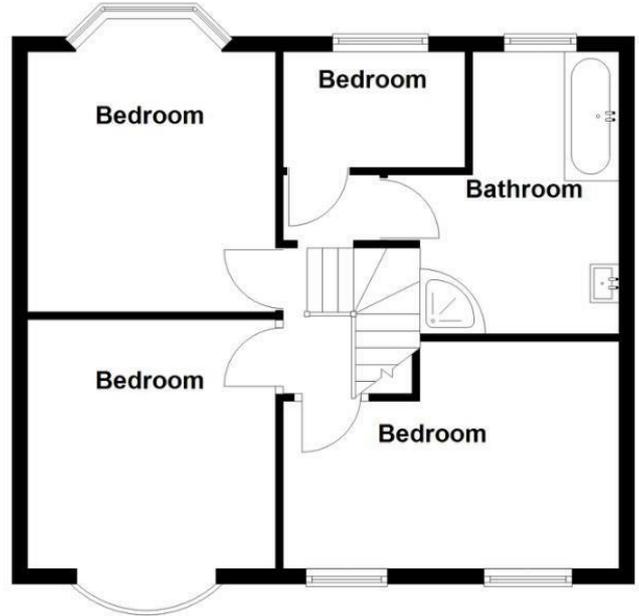
### Ground Floor

Approx. 81.2 sq. metres (874.5 sq. feet)

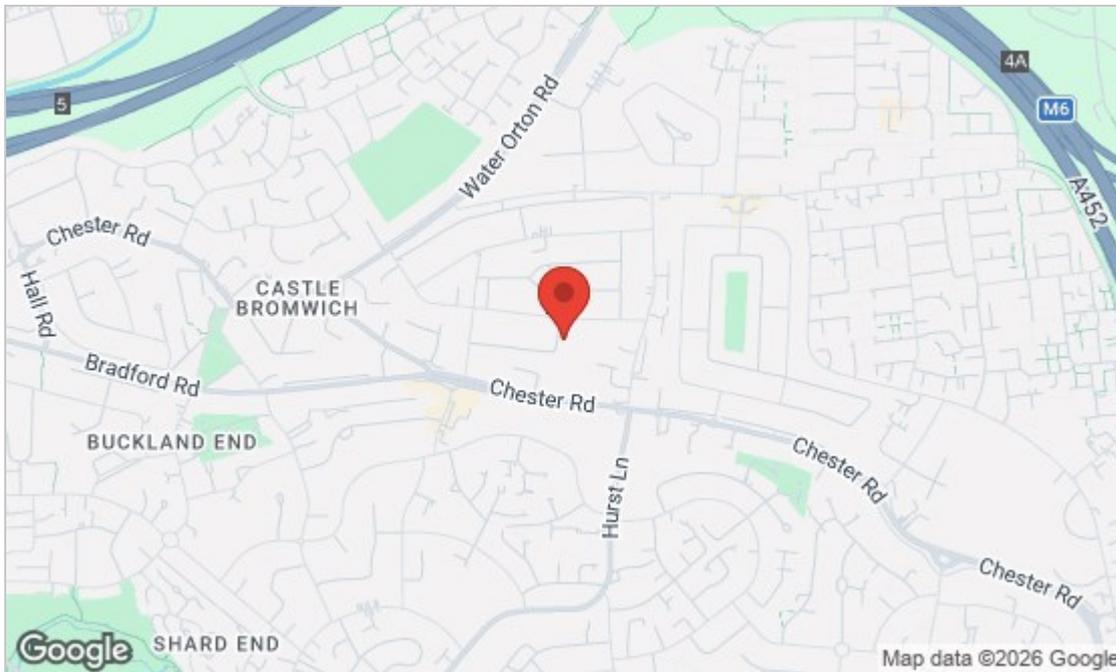


### First Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



Total area: approx. 133.1 sq. metres (1432.7 sq. feet)



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			
		70	79
<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>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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