



28 Wasperton Close, Castle Bromwich, B36 9DZ

Price £390,000

This detached home briefly comprises porch, hallway, two reception rooms, kitchen, downstairs w/c, four bedrooms and shower room. The property has a lovely large well established rear garden and a driveway to the front leading to a garage. There is double glazing and central heating (both where specified) The property also benefits from NO CHAIN.

Approach



Porch

Double glazed door to front and wall light point

Hallway

Stairs to first floor accommodation, under stairs storage, radiator and ceiling light point.



Downstairs W/C

Double glazed window to side, low level w/c, sink in vanity unit and ceiling light point.



Lounge

13'12 x 14'2 max (3.96m x 4.32m max)

Three double glazed windows double doors, gas fire, radiator and ceiling light point.



Dining Room

12'3 x 11'1 (3.73m x 3.38m)

Double glazed French doors giving access to the garden, radiator and ceiling light point.

Kitchen

8'8 min x 19'6 (2.64m min x 5.94m)

Three Double glazed windows and double glazed doors, wall base and drawer units, sink with mixer tap, integrated oven, gas hob, space for white goods, radiator and two ceiling light points.



Landing

Double glazed window to side, loft access, airing cupboard housing water tank ceiling light point.

Bedroom One

10'6 x 13'5 to wardrobes (3.20m x 4.09m to wardrobes)

Two double glazed windows, built in wardrobes, radiator and ceiling light point.



Bedroom Two

12'1 x 10'7 (3.68m x 3.23m)

Double glazed window, built in wardrobes, radiator and ceiling light point.

Bedroom Three

9'3 max x (6'2 min) x 10'7 max (2.82m max x (1.88m min) x 3.23m max)

Double glazed window, radiator and ceiling light point.

Bedroom Four

9'2 x 7'1 (2.79m x 2.16m)

Double glazed window, radiator and ceiling light point.

Shower Room

Double glazed window, low level w/c, shower cubicle, sink in vanity unit, heated towel rail and spot lights to ceiling.



Rear Garden



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.

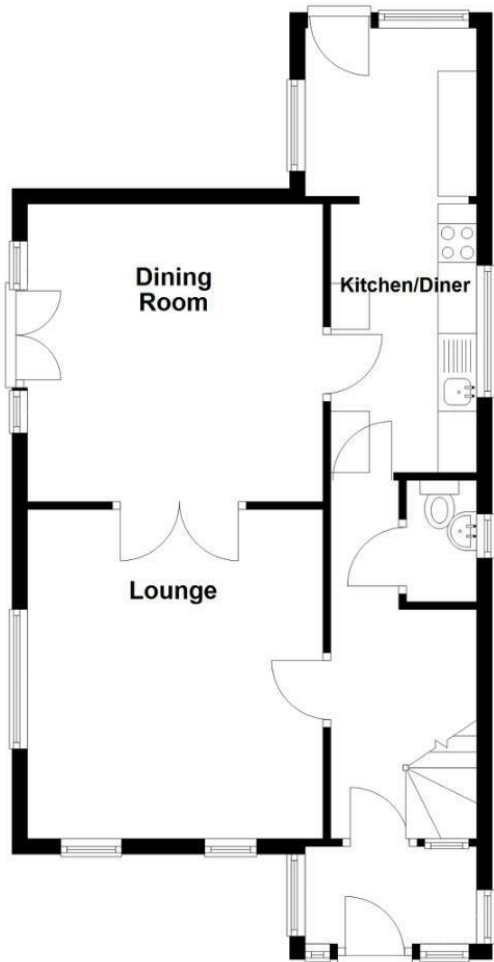
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: C

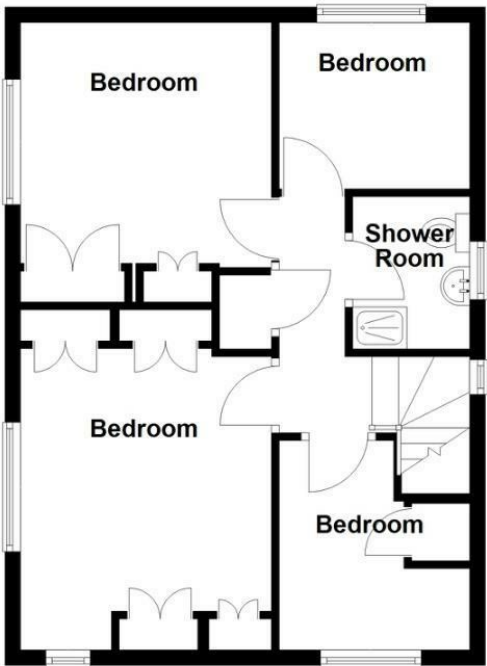
Ground Floor

Approx. 55.5 sq. metres (597.1 sq. feet)

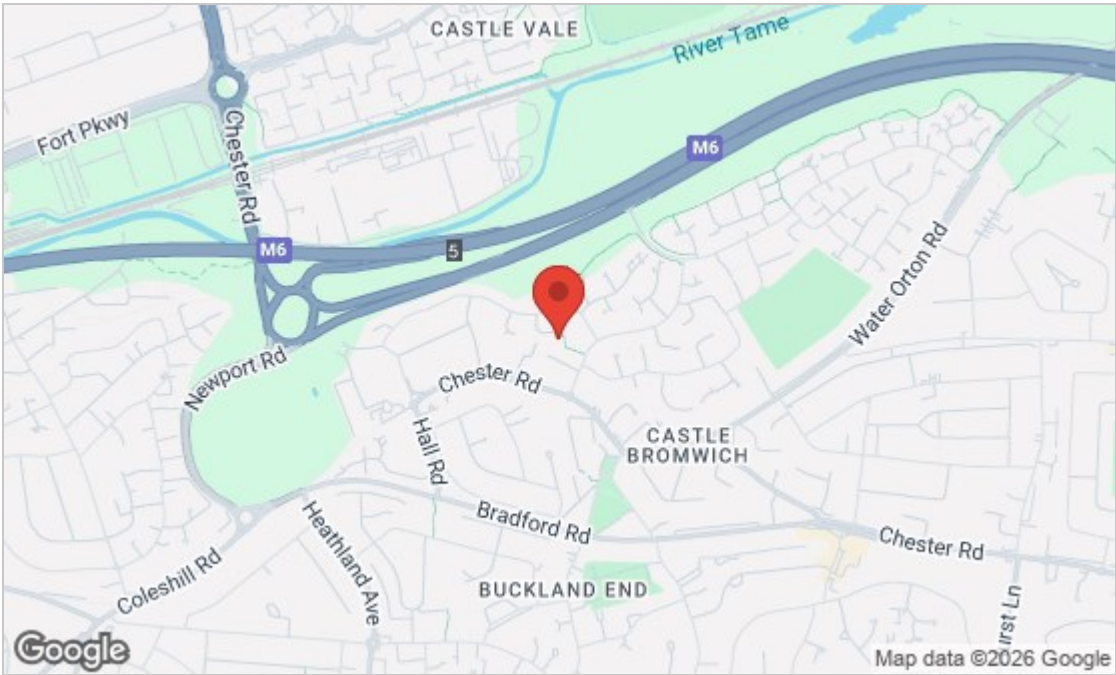


First Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



Total area: approx. 102.4 sq. metres (1102.0 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		
	70	77
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		

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