



## **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

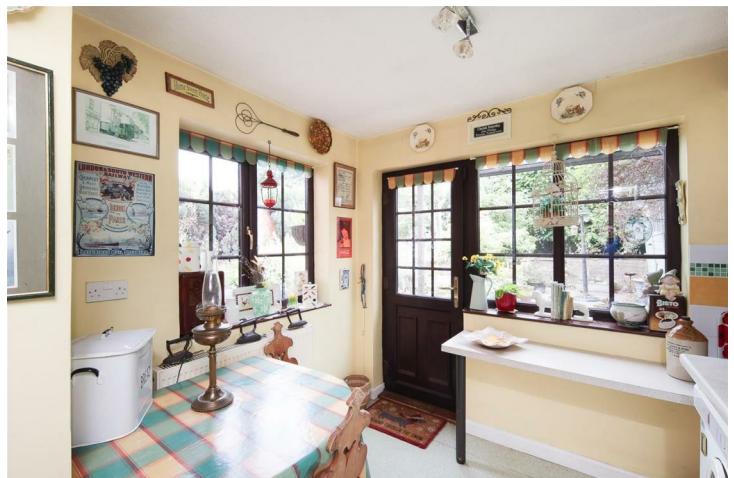
12'3 x 11'1 (3.73m x 3.38m)

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.

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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: C



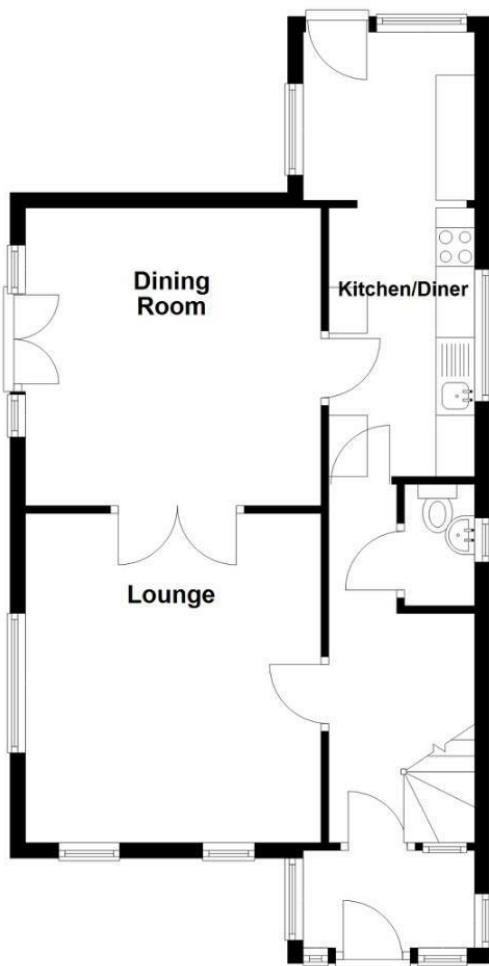
### Rear Garden



### Further Information

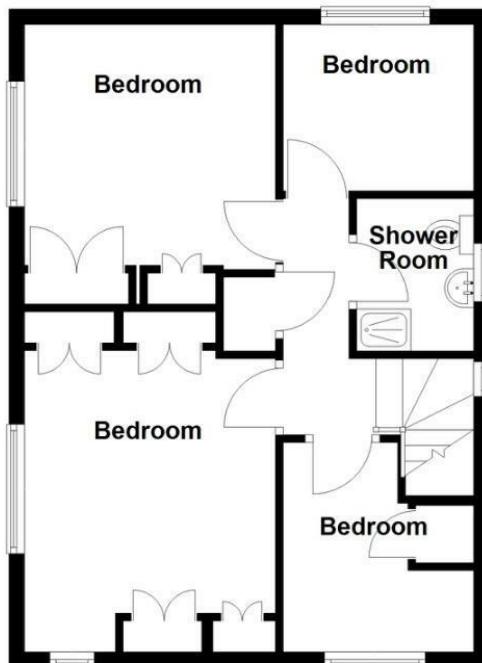
## Ground Floor

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

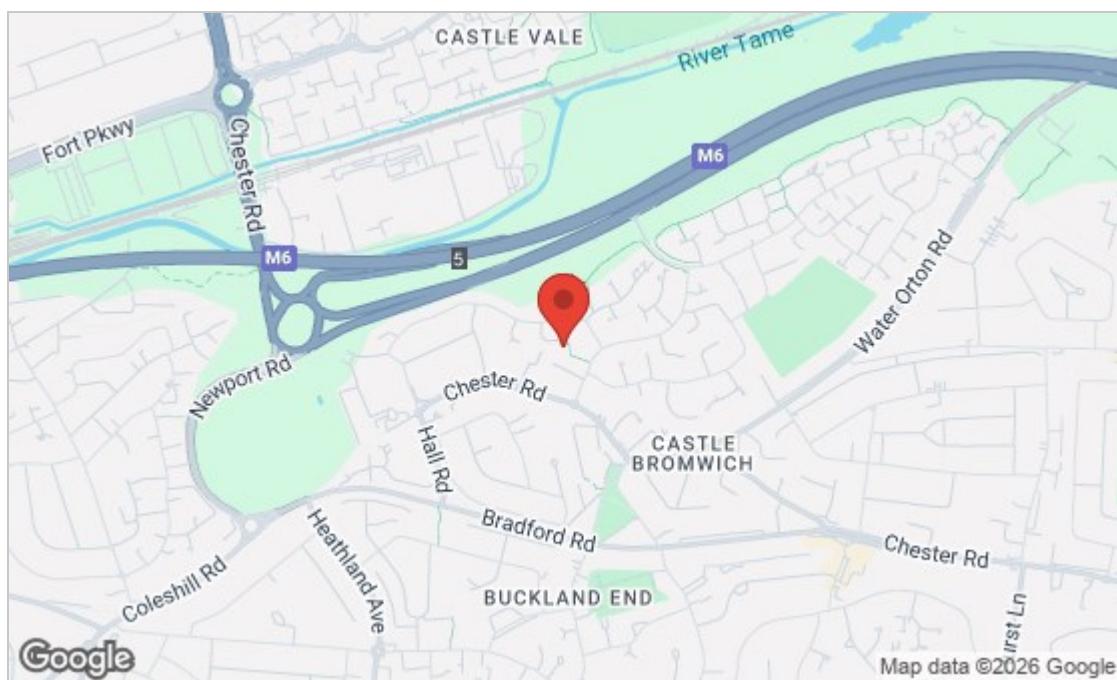


## First Floor

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		

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### England & Wales

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales

EU Directive 2002/91/EC

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