



## 46 Southfield Avenue, Castle Bromwich, B36 9AX

**£340,000**

\* Back on the market after a short break \*Well presented semi detached property in the popular location of Castle Bromwich. In brief the property comprises porch, entrance hallway, two reception rooms, extended kitchen, downstairs wc, three bedrooms, bathroom, separate wc, garden, garage and off road parking. The property also benefits from double glazing and central heating (both where specified)

## Approach

Driveway providing off road parking.



## Porch

Double glazed with door to fore and wall light point.

## Entrance Hallway

Ceiling light point, radiator, stairs to first floor accommodation and storage cupboard.



## Lounge

10'02" x 14'07" into bay (3.10m x 4.45m into bay)

Double glazed bay window to fore, electric stove, ceiling light point and radiator.



## Dining Room

7'05" x 10'06" (2.26m x 3.20m)

Double glazed window to rear, storage cupboard, radiator, ceiling light point and door leading to garage.



## Extended Kitchen

12'07" x 16'04" (3.84m x 4.98m)

Having a range of matching wall, base and drawer units, breakfast bar, double glazed window and door to rear, radiator, inset ceiling spotlights, electric oven, hob and extractor, sink with mixer tap over and integrated dishwasher.



## Landing

Ceiling light point and access to loft void

## Bedroom One

14'04" into bay x 10'03" (4.37m into bay x 3.12m)

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



## Bedroom Two

13'02" x 10'06" (4.01m x 3.20m)

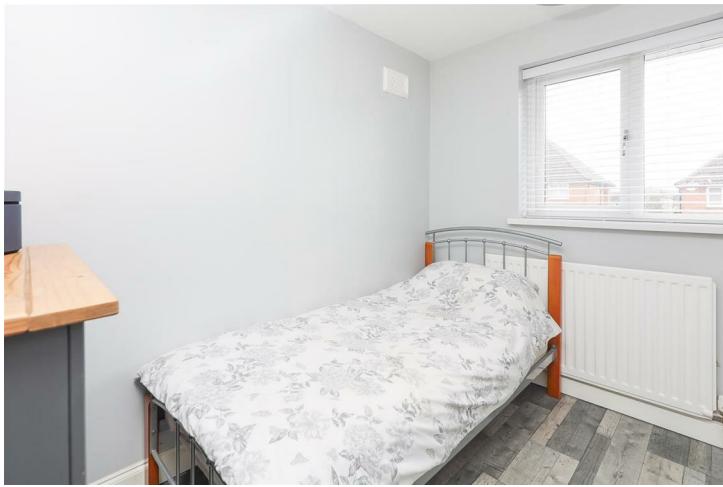
Double glazed window to rear, radiator and ceiling light point.



## Bedroom Three

6'10" x 9'02" (2.08m x 2.79m)

Double glazed window to fore, ceiling light point, radiator and storage cupboard.



### Separate WC

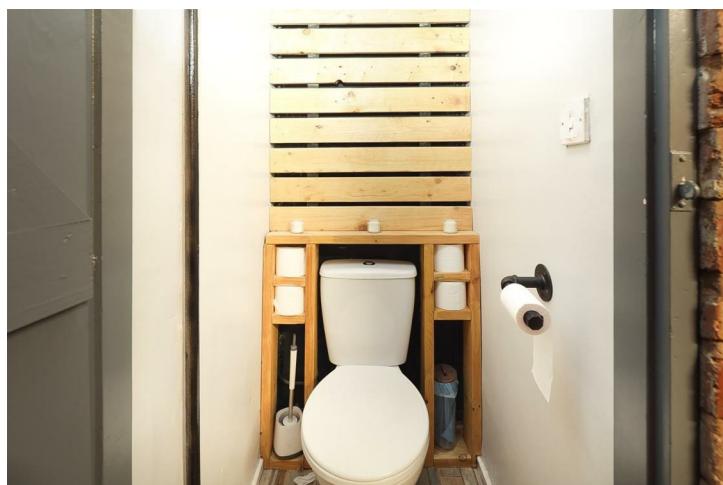
Double glazed window to side, low level wc and ceiling light point.



### Tandem Garage

6'10" x 23'07" (2.08m x 7.19m)

Door to fore, downstairs wc, double glazed window and door to rear, wall mounted boiler, base units with sink, ceiling strip light and space for white goods.



### Bathroom

Double glazed window to rear, bath, separate shower cubicle with shower over, sink set in vanity unit, radiator and inset ceiling spotlights.



### Further Information

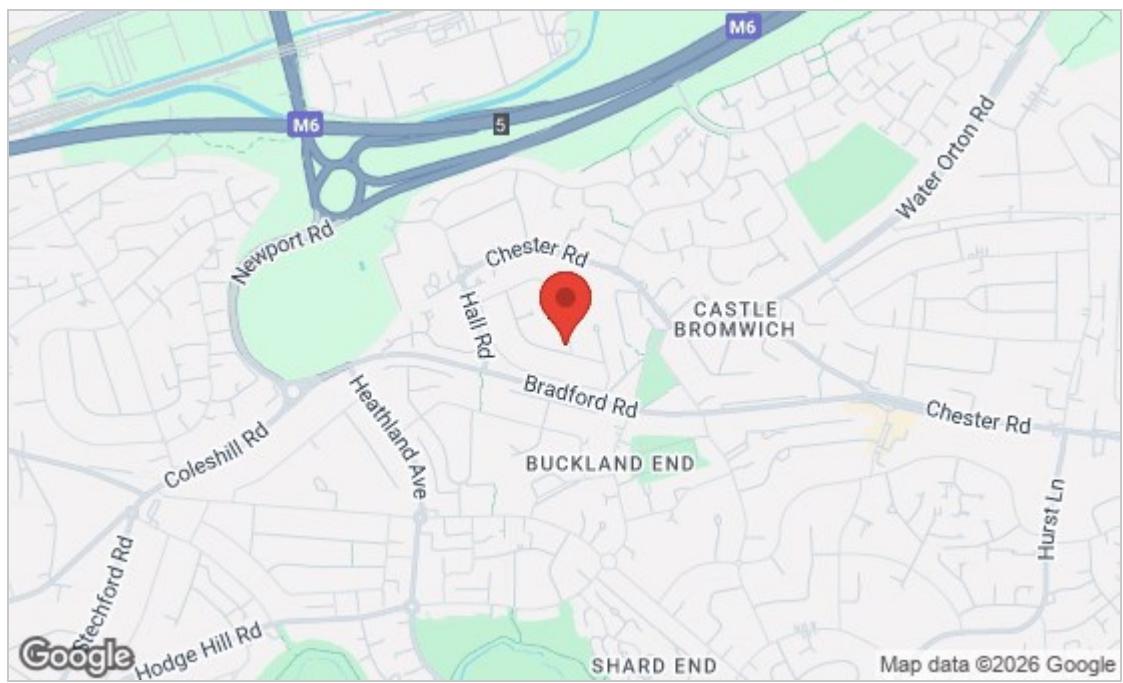
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C  
EPC Rating -E

### Rear Garden

Paved patio area, mainly laid to lawn and enclosed to neighbouring boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		

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		

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