



## 6 Milesbush Avenue, Castle Bromwich, B36 9UA

**£375,000**

This detached home in a popular residential location briefly comprises porch, entrance hallway, downstairs wc, through lounge, kitchen, conservatory, three bedrooms, bathroom, garden, garage and off road parking. The property also benefits from double glazing and central heating (both where specified)



## Approach

Access via block paved driveway and area laid to lawn.



## Hallway

Door to front, stairs leading to first floor accommodation, radiator and ceiling light point.



## Downstairs W/C

Double glazed window to front, low level W/C, hand wash basin and ceiling light point.

## Lounge/Diner

10'4 x 27'11 (3.15m x 8.51m)

Double glazed bay window to front, double glazed French doors to rear, gas fire, two radiators and two ceiling light points.



## Kitchen

7'11 x 9'11 max (2.41m x 3.02m max)

Double glazed window and door to side, wall base and drawer units, integrated double oven, integrated electric hob with extractor over, integrated fridge freezer and dishwasher, sink with drainer and mixer tap, radiator and ceiling light point.



## Conservatory

11'7 x 15'9 (3.53m x 4.80m)

Double glazed with French doors to rear, radiator and ceiling light point/fan.



## Landing

Double glazed window to side, loft access, storage cupboard and ceiling light point.



## Bedroom One

9'11 max x 14'9 (3.02m max x 4.50m)

Double glazed window to front, built in wardrobes, radiators and two ceiling light points.



## Bedroom Two

9'11 x 9'9 (3.02m x 2.97m)

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



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

### Bedroom Three

6'11 max x 9'6 max (2.11m max x 2.90m max )

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



### Bathroom

Double glazed window to rear, low level W/C, P shaped panel bath with shower over, hand wash basin, heated towel rail and ceiling light point.



### Rear Garden

Paved patio, area laid to lawn, gated side entrance and enclosed to neighbouring boundaries.



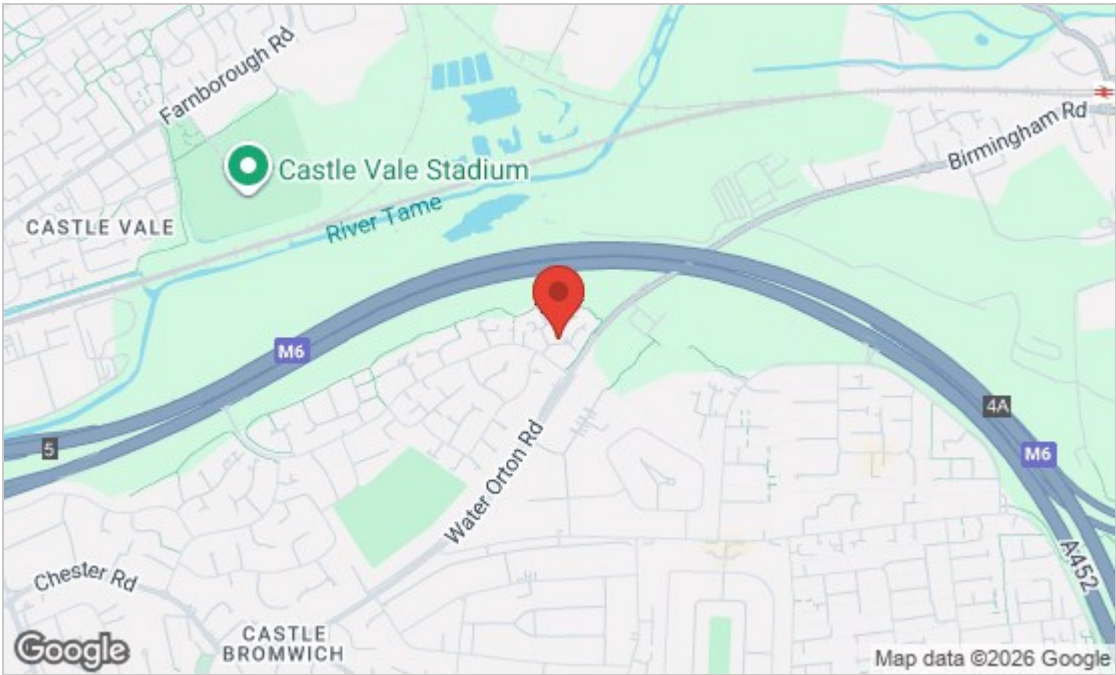
### Garage

Up and Over Door.

### 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.





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		
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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