



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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5 Camden Close, Castle Bromwich, Birmingham B36 9BY

£275,000

REDUCED BY £15,000

A most spacious freehold, 3 bedroom townhouse, benefiting from gas fired central heating, UPVC double glazing and a large integral garage with off road parking space to the front.

No upward chain.



Camden Close is located off the 'Old' Chester Road that runs through the heart of Castle Bromwich Village.

The property is laid back behind a service road providing additional car parking and in turn is set further back behind a neat foregarden/driveway approach that provides off road parking space to the front and access to the large garage.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

COMPOSITE FRONT DOOR LEADING TO LARGE RECEPTION HA

With twin panel central heating radiator.

OFF IS A FITTED CLOAKROOM

With low flush w.c. UPVC double glazed window and wash hand basin.

ACCESS TO INTEGRAL GARAGE AND REAR SITTING ROOM

INTEGRAL GARAGE

19'2 x 8'2 (5.84m x 2.49m)

Metal up and over door, cold water tap. Spotlights and additional low level lighting.

ACCESS TO SITTING ROOM/FAMILY ROOM

15'2 x 9'11 (4.62m x 3.02m)

2 twin panel central heating radiators, UPVC double glazed windows and double doors to outside.

ON THE FIRST FLOOR

LANDING

Twin panel central heating radiator, access to lounge, kitchen and utility as well as staircase to second floor.

LOUNGE (REAR)

15'2 x 12'8 (4.62m x 3.86m)

UPVC double glazed window, twin panel central heating radiator. 2 wall light points, laminated flooring.

KITCHEN (FRONT)

15'9 x 8'1 (4.80m x 2.46m)

Single drainer twin bowl sink unit with mixer taps, corner double door, 3 single door and 3 large pan drawer base units all with work surface over. 2 double door and a single door wall unit, 2 open display units. Gas cooker point, plumbing for automatic washing machine, UPVC double glazed window.

UTILITY AREA

6'3 x 4'2 (1.91m x 1.27m)

UPVC double glazed window, wall mounted Vaillant gas fired central heating boiler.

STAIRCASE TO SECOND FLOOR

LANDING

Twin panel central heating radiator.

BEDROOM 1 (FRONT)

12'10 min x 8'1 (3.91m min x 2.46m)

UPVC double glazed window, 2 enclosed double door built in wardrobes.

BEDROOM 2 (REAR)

13'8 x 8'1 (4.17m x 2.46m)

Laminated flooring, UPVC double glazed window.

BEDROOM 3 (REAR)

10'2 x 6'3 (3.10m x 1.91m)

UPVC double glazed window.

SHOWER ROOM (FRONT)

7'4 x 6'4 (2.24m x 1.93m)

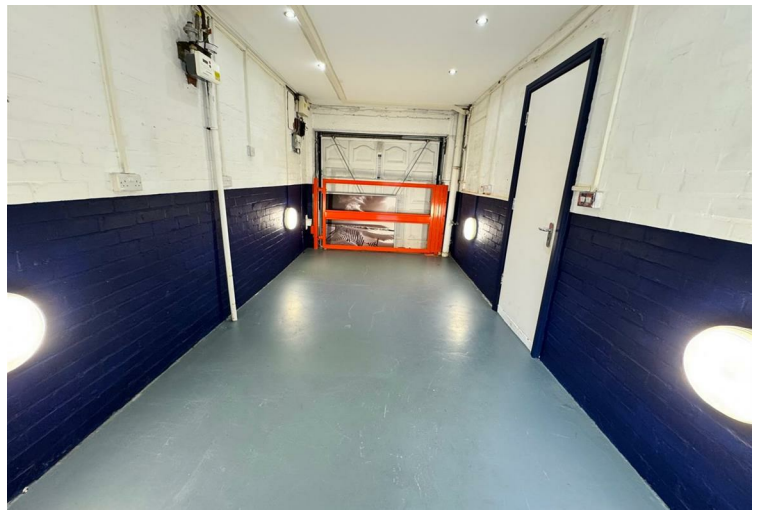
Large walk in double shower cubicle with multi head shower fitment over, vanity wash hand basin, low flush w.c. heated towel rail, UPVC double glazed windows, spotlights.

OUTSIDE


Paved terrace, lawned rear garden with fenced borders.

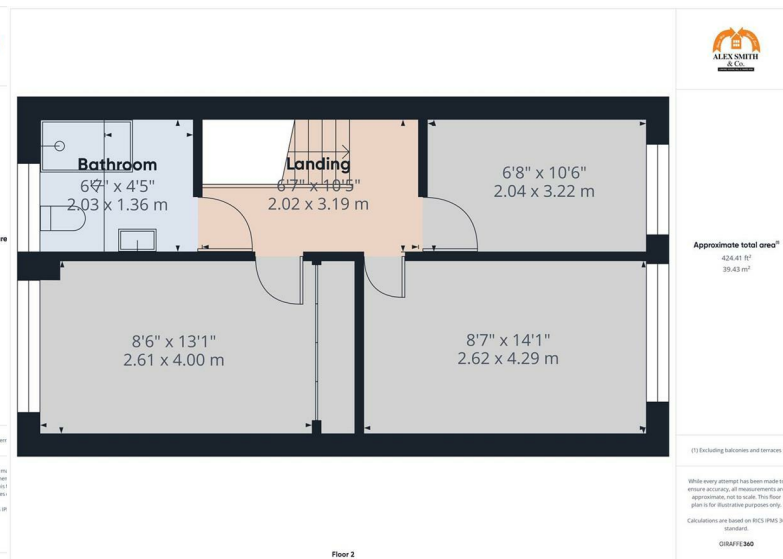
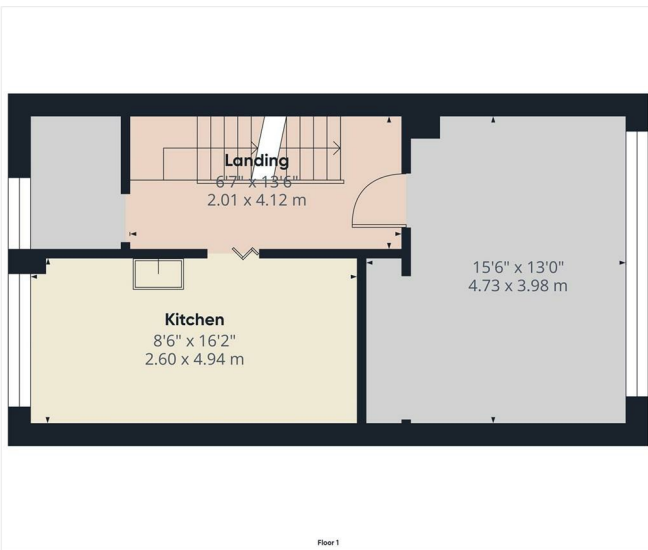
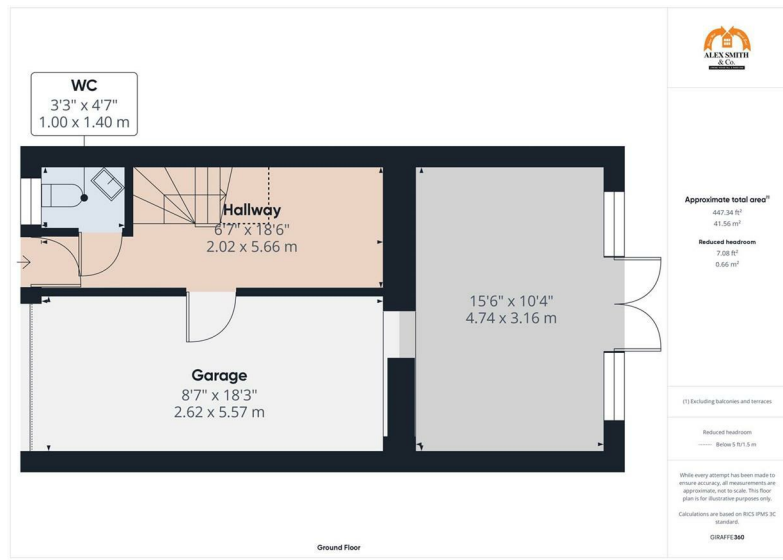
COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band C Council Tax Payable Per Annum £1,833.58 Year 2024/25.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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	



TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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