



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 15 Bradewell Road, Castle Bromwich, Birmingham B36 9TT Price £220,000

REDUCED BY £10,000. A well maintained and presented, freehold 2 bedroom semi detached house with gas fired central heating, Upvc double glazing and ample off road parking space to the front and side (car port)

Approximate total area 551.54ft<sup>2</sup> / 51.24m<sup>2</sup>

Excellent location on the Parkfields Estate, Castle Bromwich.



Bradewell Road is located off either Faircroft Road or Parkfield Drive on the popular Parkfield Estate in Castle Bromwich.

The property is set back from the roadway behind a neat, block paved fore-garden / vehicular driveway large enough for multiple cars to the front and side (car port)

In turn, the property is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof.

The accommodation briefly comprises

### **On The Ground Floor**

Composite Front Door to

#### **Hallway**

Laminated flooring, twin panel central heating radiator, stair case off

Opening into

#### **Lounge (front)**

13'6 x 13'2 max (4.11m x 4.01m max)

Matching laminated flooring, Upvc double glazed bay window, large single panel central heating radiator, spot lights.

#### **Full Width Kitchen (rear)**

13'2 x 7'6 (4.01m x 2.29m)

Single drainer, twin bowl sink unit with mixer taps. Double door and 3 single door base units, double door and single door wall unit. Gas cooker point, plumbing for automatic washing machine. 2 x Upvc double glazed windows and Upvc door to outside.

### **On The First Floor**

#### **Landing**

Upvc double glazed window.

#### **Bedroom 1 (front)**

12'2 x 11'3 (3.71m x 3.43m)

2 x Upvc double glazed windows, twin panel central heating radiator, enclosed built-in double door wardrobe and additional single door store.

#### **Bedroom 2 (rear)**

9'2 x 6'10 (2.79m x 2.08m)

Upvc double glazed window, single panel central heating radiator.

#### **Bathroom**

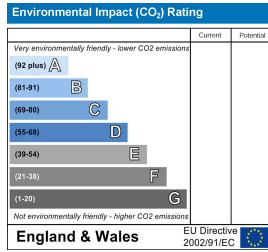
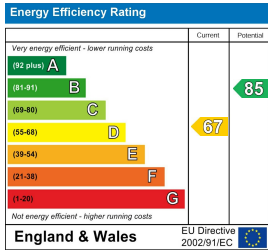
5'10 x 5'5 (1.78m x 1.65m)

Tiled walls, panelled in bath with MIRA shower over, pedestal wash hand basin, low flush WC, Upvc double glazed window, heated towel rail.

#### **Outside**

Side Car Port (for additional parking)

Patio Area - Lawned Rear Garden with fenced borders.



**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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