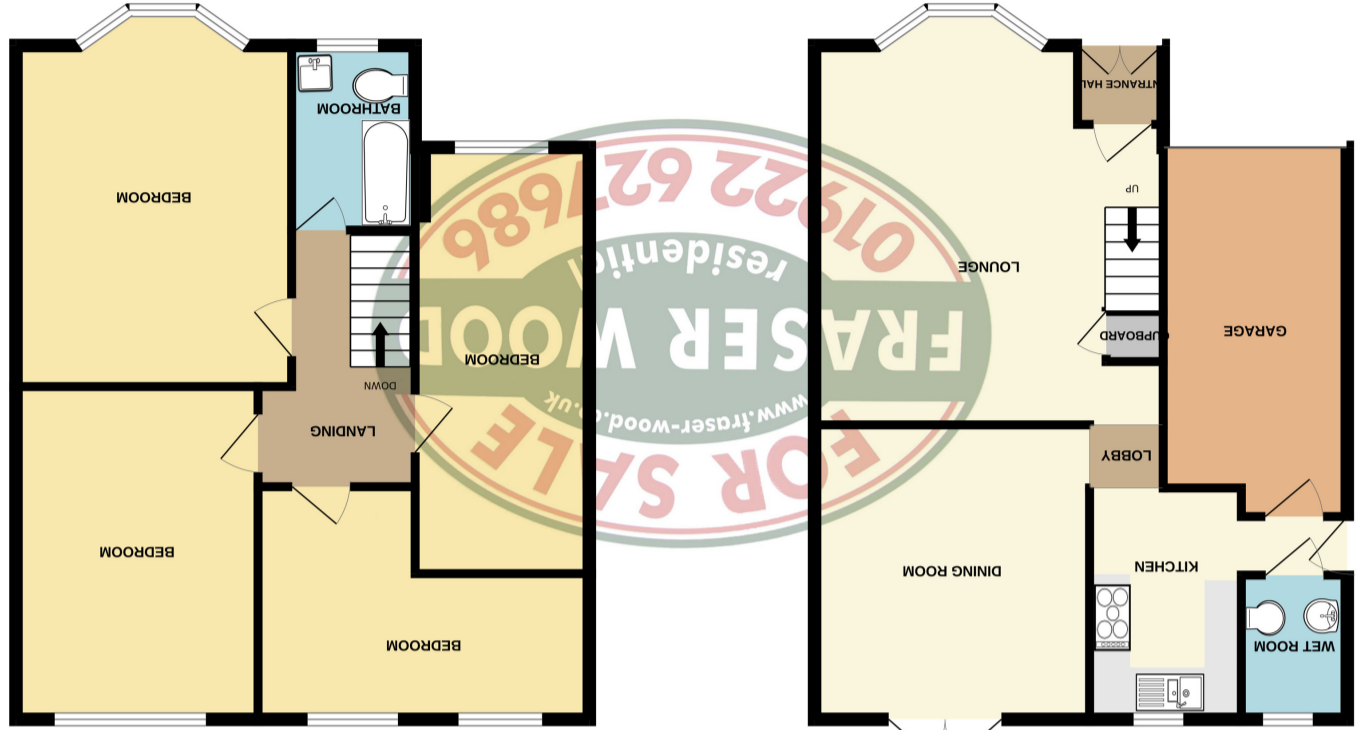




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
72	85



1ST FLOOR

GROUND FLOOR



87 Charlemont Avenue, West Bromwich, B71 3BZ

OFFERS REGION £360,000



87 CHARLEMONT AVENUE, WEST BROMWICH

This conveniently situated, extended, four bedroomed detached family house occupies a pleasant position in this popular and sought after residential area of the Borough, being well served by all amenities including local shopping facilities at Stone Cross, public transport services to neighbouring areas and Tamebridge Parkway Rail station is within only a short driving distance providing regular commuter rail services to Birmingham City Centre.

The property stands in grounds of just under a third of an acre and viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

ENTRANCE HALL

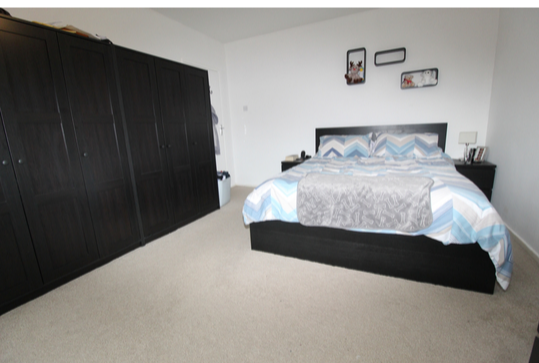
having UPVC entrance door.

LOUNGE

5.36m x 4.28m (17' 7" x 14' 1") having UPVC double glazed angular bay window to front, two ceiling light points, two central heating radiators, wooden flooring, under stairs store cupboard and stairs off to first floor.

DINING ROOM

3.81m x 3.14m (12' 6" x 10' 4") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator and wooden flooring.



KITCHEN

3.25m x 2.88m (10' 8" x 9' 5") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with five-ring gas hob and extractor hood over, tiled floor, pin spot lighting, central heating radiator, integrated dishwasher, UPVC double glazed window to rear and UPVC door to side.

WET ROOM

having walk-in shower, low flush w.c., wash hand basin, fully tiled walls, pin spot lighting, tiled floor, extractor fan and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having ceiling light point and loft hatch.

BEDROOM NO 1

4.30m x 3.56m (14' 1" x 11' 8") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.83m x 3.11m (12' 7" x 10' 2") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

5.36m x 2.14m (17' 7" x 7' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.

L-SHAPED BEDROOM NO 4

4.64m maximum x 2.64m (15' 3" x 8' 8") having two UPVC double glazed windows to rear, two ceiling light points and central heating radiator.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, tiled floor, extractor fan and UPVC double glazed window to front.

OUTSIDE

PAVED FRONT DRIVEWAY

providing off-road parking facilities.

GARAGE

4.68m x 2.27m (15' 4" x 7' 5") having up-and-over entrance door, power and lighting and also housing the central heating boiler.

EXTENSIVE TIERED REAR GARDEN

with side access gate, patio area, steps leading down to mature lawn with well stocked flower and shrub borders and a variety of trees and bushes.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band D with Sandwell Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/06/12/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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