

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Green Lane, Castle Bromwich, Birmingham, B36 0BA

Offers In The Region Of £475,000



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**** FIVE BEDROOMS ** TWO/THREE RECEPTIONS ** OUT BUILDINGS ** EN-SUITE ** DRIVEWAY ****

This property is a one off for all it is offering. VIEWING IS HIGHLY RECOMMENDED to appreciate the size of the this property along with the high standard finish. This semi-detached traditional build really is a great size FAMILY HOME which is perfect for the larger family. You will never be under each others feet in this property as there are plenty of rooms/spaces to separate from each other. The property offers a SECURE GATED DRIVEWAY for multiple vehicles, enclosed entrance porch, entrance hallway, TWO RECEPTIONS, a downstairs GUEST WC, next to a UTILITY ROOM. The kitchen/dining room/third reception room is prime for a great hosting area and is finished to a high standard with a good size pantry area. To the first floor there are four of the bedrooms, one with an en-suite and the main family shower room. To the second floor you will find the last of the FIVE BEDROOMS with a dormer to the rear. The rear garden is laid over three areas benefitting from an outside WC, four storage sheds, a BAR, an OUTSIDE SHOWER, covered HOT TUB and a SUMMER HOUSE currently used as a gym. And last but not least a GLASS ROOF CONSERVATORY. This is not a property to be missed so register your interest TODAY via Prime Estates Castle Bromwich. Energy Efficiency Rating:- C

Front Garden

Low wall borders with decorative wrought iron railings inset between the pillars and matching wrought iron gates providing security and access to the block paved decorative design driveway providing off road parking for multiple vehicles. Raised kerbstone edging divide to the slate covered flower bed areas, outside tap, a wall mounted security light and an access gate to the side of the property allowing direct access to the rear garden area. Double glazed door allowing access to:-

Entrance Porch

5'5" x 4'8" (1.60m x 1.42m)

Double glazed windows to either side and above the entrance door, ceiling mounted light, and tiling to the floor area. Decorative old school design column radiator, and a decorative archway incorporating windows to the side and a shaped entrance door into:-

Entrance Hallway

15'4" x 5'4" (maximum) (4.67m x 1.63m (maximum))

Oak and glass design banisters to the side of the stairs rising to the first floor landing with an under stairs storage cupboard, decorative old school design column radiator, and tiling to the floor area. Doors to:-

Downstairs Guest WC

5'9" x 2'8" (1.75m x 0.81m)

Suite comprised of a concealed flush WC, and a corner pedestal wash hand basin. Partly tiled walls, tiling to the floor and an extractor fan to the ceiling. Ceiling mounted light, decorative old school design column radiator and a double glazed window to the front.

Utility Room (L-Shape)

10'11" x 7'5" max 4'3" min (3.33m x 2.26m max 1.30m min)

Base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over, and providing space below for white goods. Plumbing for a washing machine, extractor to the ceiling, partly tiled walls and tiling to the floor area. Double glazed window to the front,

a further double glazed window to the side and a decorative old school design column radiator.

Reception Room One

10'9" x 10' into bay 7'11" to wall (3.23m x 3.05m into bay 2.41m to wall)

Double glazed curved bay window to the front with a curved bay radiator below. Wood effect flooring and decorative coving finish to the ceiling area.

Reception Room Two

17'11" x 10'11" max 9'3" min (5.46m x 3.33m max 2.82m min)

Double glazed windows to the one side and to the rear creating a half bay with a double glazed door incorporated allowing access into the conservatory area. Decorative old school style column radiator, wood effect flooring and an alcove to the left with a sleeper over, flagstone hearth and a log burner inset.

Kitchen/Dining Room/Reception Room Three

12'8" x 12'8" min (5.79m x 4.09m max 3.00m min)

Range of wall mounted and floor standing base units with a granite work surface incorporating a Belfast style stainless steel sink and drainer area within the work surface. Appliances built in consist of an under unit AEG double oven, with a burner including a wok burner AEG hob over, and an AEG stainless steel effect extractor above. Larder style fridge freezer a stainless steel effect wine cooler, and an AEG eye level microwave. Partly tiled walls with a decorative mosaic stone effect tiling, and tiling to floor with a matching half tile to the bottom of the walls. Spotlights inset to the ceiling, decorative old school style column radiator, double glazed window to the rear, double glazed door to the side allowing access to the side entrance area, further double glazed French doors to the rear allowing access to the conservatory area and a further double glazed window into the conservatory area. Internal door to:-

Pantry Room

6'11" x 6'9" (2.11m x 2.06m)

Shelving to three walls for storage, tiling to the floor area

extending through from the kitchen, lighting and a decorative column style radiator.

Conservatory

12'10" max 16'10" min x 12'6" (5.74m max 5.13m min x 3.81m)

Partly brick built with double glazed windows to the side and to the rear, glass conservatory roof with two electric opening sky lights, and a set of double glazed French doors to the side/rear allowing access to the rear garden area. Old school column style radiator, tiling to the floor with a matching half tile to the lower wall area, electric supply, fan light to the ceiling area, and a television aerial point.

FIRST FLOOR

Landing

Oak and glass bannister rising to the second floor landing area, and an old school style column radiator. Doors to:-

Bedroom One

16'2" max 9'9" min x 10' (3.23m max 2.97m min x 3.05m)

Double glazed window to the rear, old school style column radiator, and grey wood effect flooring. Dressing area consisting of a dressing table with a socket to the side, mirror inset to the centre with shelving to either side, two double overhead units above and a three drawer chest to either side. Further fitted bedroom fixtures consisting of a single wardrobe either side of the bed area with a three drawer chest and shelving either side, and three double overhead units above. Door to:-

Shower Room En-Suite

7'1" x 5'5" (2.16m x 1.65m)

Suite comprised of a corner shower cubicle with a boiler fed rainfall shower and further detachable shower head. Decorative niches in the shower area creating shelving for display or toiletries, low flush WC and a vanity unit providing storage with a wash hand basin inset. Partly tiled walls with a decorative dado effect tile inset and matching tile inset to one wall of the shower area. Towel radiator, tiling to the floor area, extractor to the wall, shaver point, and a double glazed electric opening sky light to the side.



Bedroom Two

14'4" x 10'10" max 9' min (4.37m x 3.30m max 2.74m min)

Double glazed window to the side and to the rear creating a half bay, grey wood effect flooring, and a decorative old school column style radiator. Fitted bedroom suite to one wall consisting of a double wardrobe either side of the dressing table area. The dressing table consists of a three drawer chest either side and one to the centre, shelving to the sides, and two double overhead units. Further open corner display shelving unit to one side.

Bedroom Three

14'4" into bay 11'11" wall x 10'10" (4.37m into bay 3.63m wall x 3.30m)

Double glazed curved bay window to the front, old school style column radiator, wood effect flooring, and a fan light to the ceiling. Fitted bedroom suite with a double wardrobe to one side and a single to the other side, three drawer chest to either side, shelving over and three double overhead units.

Bedroom Four - L-shaped

13'6" max 7'5" min x 11'6" max 3'5" min (4.11m max 2.26m min x 3.51m max 1.04m min)

This room is currently fitted out as a dressing room/walk in wardrobe area. Double glazed window to the front, wood effect flooring, and a decorative old school style column radiator. The dressing area has open shelving, rails and drawers to three walls.

Family Shower Room

7'2" x 6'9" (2.18m x 2.06m)

Suite comprised of a double shower cubicle with a boiler fed rainfall and detachable shower inset, decorative niches creating display or toiletry shelving, and a concealed flush WC with a wash hand basin inset to matching units providing storage below the wash basin area. Partly tiled walls with a decorative glitter effect trim and dado style tile inset. Flat fronted ladder style radiator, tiling to the floor area and a double glazed electric opening sky light to the side.

SECOND FLOOR

Landing

Old school style column radiator and an oak and glass stair case providing access to the door into:-

Loft Space/Bedroom Five

15'1" x 13'11" max 8' min (4.60m x 4.24m max 2.44m min)

Double glazed dormer window to the rear, wood effect flooring, old school style column radiator, and two storage cupboard to the eaves housing the boiler and solar panel workings. Built in open fronted wardrobe to one side, and a dressing area with shelving and drawers incorporated in the alcove area.

OUTSIDE

Rear Garden (Area One)

Access gate to the side of the property allowing direct access from/to the rear garden area, paved patio area with decorative edging, raised decked area to one corner with raised decked steps/display shelving and lights inset creating a divide to area two. Two storage areas with secure access and lights to either side (12 x 5'3") an outside toilet (5'1" x 3'10") with a low flush WC and a pedestal wash hand basin with tiling to the walls, and to the floor and the further benefit of lighting, and a Bar area (8'4" x 5'1" tapering to 2') in an I-shape with access door and lift up bar area.

Rear Garden (Area Two)

Block paved patio area with decorative edging, two secure access sheds to one side (24' x 10'5") security light to one side, and decorative raised flower bed border with an access gate to the rear into area three.

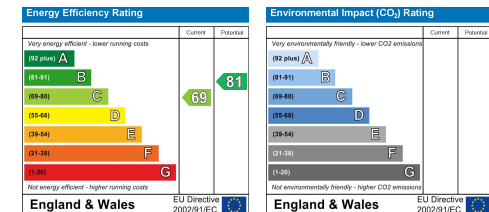
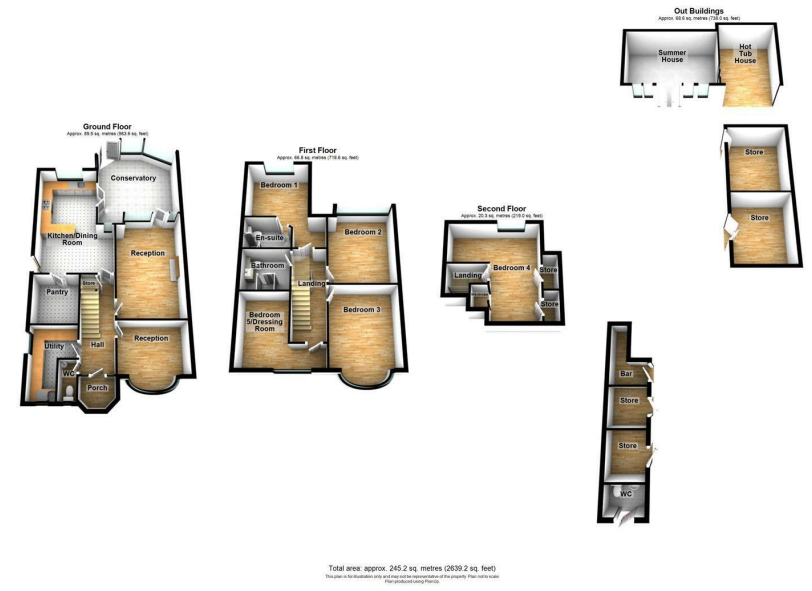
Rear Garden (Area Three)

Block paved patio area with two decorative lamp posts, raised decked area with a fabric roof over providing shelter for the hot tub, and an outdoor shower to cleanse before going in the hot tub, the outdoor shower consists of an over head shower like you see abroad and a foot height tap for just the feet area, stone to the floor to allow drainage with wooden boards over for comfort. Further outbuilding/summer house to the side of the hot tub area (17'6" x 12'4") two double glazed windows to the side and to the front either side of the double doors providing access.

FURTHER INFORMATION

Solar Panels to the property are purchased they are not on credit-purchase - They provide a rebate back approximately every 3 month - the amount differs due to usage and season

Boiler, heating, double glazing, kitchen and bathrooms have all been re-fitted in the last 3 years
The property is not on a water meter.



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254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com