

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Park Hall Crescent, Castle Bromwich, Birmingham, B36 9SU

Offers In The Region Of £350,000



Offers In The Region Of £350,000

Park Hall Crescent, Castle Bromwich, Birmingham, B36 9SU

** NO UPWARD CHAIN * DETACHED * MODERN FAMILY BATHROOM * MODERN KITCHEN * GARAGE **

This DETACHED modern style property is being offered with NO UPWARD CHAIN and consists of a block paved driveway to the front providing off road parking for approximately two vehicles. Enclosed entrance porch, entrance hallway, downstairs guest WC, through lounge, kitchen/dining room, integral garage and a private rear garden to the ground floor. To the first floor there are THREE BEDROOMS and a four piece modern re-fitting family bathroom. The property also benefits from double glazing and central heating (where specified) Energy Efficiency Rating- Awaiting

Front Garden

Block paved driveway providing off road parking for multiple vehicles, raised kerbstone edging divide to the bark covered flower bed area to one side of the driveway. Access gate to the side of the property allowing direct access via the side of the property into the rear garden area. Outside wall mounted lantern style light to the wall, double glazed door to:-

Entrance Porch

8'9" x 3'5" (2.67m x 1.04m)

Enclosed entrance porch with a double glazed window to the front, wall mounted stage coach style light, tiling to the floor area, and a glazed door allowing access to:-

Entrance Hallway

12' x 6'3" (3.66m x 1.91m)

Stairs rising to the first floor landing area, double glazed window to the side, radiator, and a decorative dado rail to the wall areas. Doors to:-

Downstairs WC

5'3" x 2'11" (1.60m x 0.89m)

Suite comprised of a low flush WC and a wash hand basin inset to the vanity unit providing

storage below. Radiator, tiling to the floor area, and panelling to approximately half height on the walls with a decorative dado finish

Through Lounge

22'1" x 12'1" max 15'6" min (6.73m x 3.68m max 3.20m min)

Double glazed sliding patio doors to the rear allowing access to the rear garden area, radiator, and an under stairs storage cupboard. Decorative fire surround with a stone effect back over hearth and a gas coal effect fire inset. Decorative coving finish to the ceiling, and dado rail to the walls. Internal door to the side into:-

Kitchen/Dining Room

16'1" x 9'4" max 7'10" min (4.90m x 2.84m max 2.39m min)

Suite comprised of wall mounted and floor standing base units with pull out fruit/vegetable baskets and a wine rack incorporated. Butchers block effect work surfaces incorporating a sink and drainer unit with a mixer tap over. Appliances built over consist of a New World double under unit oven, with a Diplomat gas hob over and a stainless steel effect extractor above. Plumbing

for a washing machine, wood effect flooring, partly tiled walls, and spotlights inset to the ceiling. Radiator, double glazed window to the rear, and a double glazed door to the side allowing access to the side entrance area. Decorative coving finish to the ceiling and dado rail to the walls (dining room area only).

FIRST FLOOR

Landing

Loft access via the hatch area, and a decorative dado rail to the walls. Doors to:-

Bedroom One

14'7" x 10'5" (4.45m x 3.18m)

Double glazed window to the rear, radiator and fitted bedroom units consisting of a double wardrobe and three drawer bedside table to either side of the bed, two double and one single overhead units over the bed area. Internal door to:-

Shower Room En-Suite

7'3" x 2'10" (2.21m x 0.86m)

Suite comprised of a corner shower cubicle with an electric shower incorporated, low flush WC and a wash hand basin inset to a vanity



unit providing storage below. Extractor to the wall, spotlights inset to the ceiling, and panelling to approximately half height of the walls with a dado rail finish

Bedroom Two

15'3" max x 10'3" min x 7'11" max 6'6" min (4.65m max x 3.12m min x 2.41m max 1.98m min)

Double glazed window to the front, radiator and built in wardrobe with double access doors.

Bedroom Three

10'3" x 7'11" (3.12m x 2.41m)

Double glazed window to the front, radiator, and a built in storage cupboard 2'10" x 2'9" with a double glazed window to the front and shelving to the wall.

Bathroom

10'5" x 6'5" (3.18m x 1.96m)

Suite comprised of a panelled bath, double shower cubicle with a boiler fed shower inset and sliding door for access, low flush WC, and a wash hand basin inset to a vanity unit providing storage below with a light up mirror above. Spotlights inset to the ceiling, tile effect flooring, partly tiled walls with a decorative dado tile inset, chrome ladder radiator, and a double glazed window to the rear.

OUTSIDE

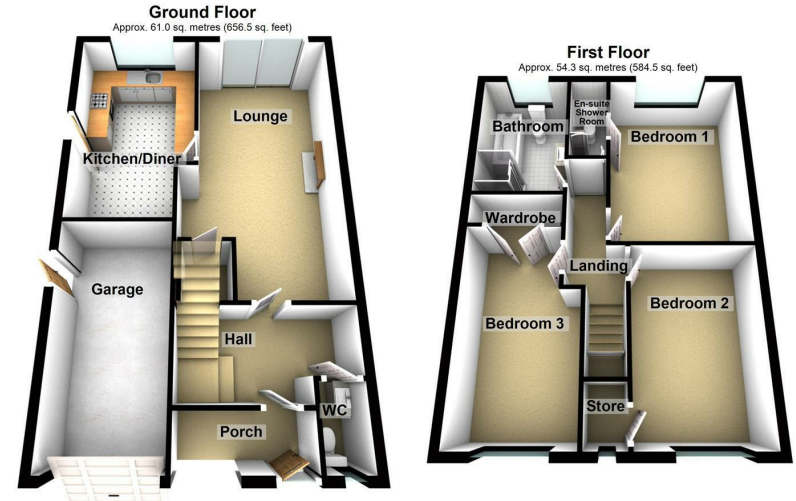
Rear Garden

Block paved patio area leading to a slightly raised low wall retaining flower bed divide with stepping stones inset to the garden laid mainly to lawn. Flower beds to the sides of the lawn area and mature shrubbery to the rear of the garden area. Fence perimeters with an access gate to one side of the property allowing direct access to the front of the property. Gravel area to the other side of the property with a fence border to the front (could be removed and a gate installed giving access from both sides) Outside wall mounted light, and an outside tap.

Garage

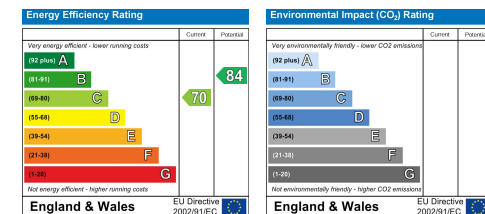
15'9" x 7'6" opening of 7' (4.80m x 2.29m opening of 2.13m)

Integral garage with an up and over door to the front, double glazed personal door to the side allowing access to the side entrance area. Fuse board, gas meter, lighting and electric supply.



Total area: approx. 115.3 sq. metres (1241.1 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.



PRIME ESTATES

INDEPENDENT ESTATE AGENTS

254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com