

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Faircroft Road, Castle Bromwich, Birmingham, B36 9UE

Offers Over £425,000



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**** CORNER PLOT ** FOUR BEDROOMS ** TWO RECEPTIONS ** WELL PRESENTED ** TANDEM GARAGE ****

This DETACHED property is situated on a great size corner plot, offering further potential if required subject to the relevant permissions. The property has a low maintenance front garden area, with flower beds and OFF ROAD PARKING for multiple vehicles. The property has direct access to the rear garden area situated to either side of the property. The property is well presented throughout and provides a great size family home. To the ground floor there is an open fronted entrance porch, entrance hallway, downstairs GUEST WC, lounge area to the front, dining room area to the rear, modern kitchen to one side, CONSERVATORY to the rear, and a TANDEM garage with a utility area to the rear also to the side of the property. To the first floor there is a landing area, FOUR BEDROOMS and a family bathroom. As the property is situated on a CORNER PLOT there are garden areas to the front sides and to the rear. Energy Efficiency Rating: - C

Front Garden

Decorative wall borders to the front and to one side with decorative Wrought iron railings inset and hard wired lighting. Raised kerbstone flowerbeds in various areas throughout the front garden area, access gates to either side of the property both allowing direct access to the rear garden area. Opening to:-

Entrance Porch

Open fronted entrance porch providing shelter from the elements with a double glazed window either side of the double glazed door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing, storage cupboard to the side of the stairs, Oak flooring, radiator, French doors to the side allowing access to the lounge area and a further door allowing access to:-

Downstairs Guest WC

5'7" x 3'6" m ax 2'8" min (1.70m x 1.07m m ax 0.81m min)

Suite comprised of a low flush WC, and a wash hand basin inset to a mirror effect vanity unit providing storage below. Oak flooring, tiling to splash prone area, spotlights inset to the ceiling, ladder style radiator, and a double glazed window to the front.

Lounge

20'7" into bay 17'6" to wall x 13'7" max 11'3" min (6.27m into bay 5.33m to wall x 4.14m max 3.43m min)

Double glazed box bay window to the front, two radiators, decorative feature fireplace with an ornate

fire surround and stone effect back over hearth.

Decorative coving finish to the ceiling area and an internal door to the rear allowing access to:-

Dining Room

11' x 10'11" (3.35m x 3.33m)

Double glazed windows either side and at matching height to the double glazed French doors to the rear allowing access to the rear garden. Radiator, decorative coving finish to the ceiling and an internal door to the side into:-

Kitchen

16'11" x 8'8" max 5'10" min (5.16m x 2.64m max 1.78m min)

Range of cream high gloss effect wall mounted and floor standing base units with curved end units, soft close mechanism, larder unit, internal carousals to the corner units, internal spice drawer unit and LED plinth lighting. Roll edge work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of a Lamona eye level double oven, five burner Lamona gas hob, Lamona microwave, under unit Lamona Fridge and a separate Lamona under unit freezer. Partly tiled walls, wood effect flooring, radiator, spotlights inset to the ceiling, and a double glazed window to the rear. Internal door to the side allowing access to the tandem garage/utility area.

Conservatory

13' x 12'5" (3.98m x 3.78m)

Partly brick built with double glazed windows over to the rear and to either side, double glazed French doors

to the angled side allowing access to/from the rear garden area. Fan light to the ceiling, radiator, and tiling to the floor area with a decorative central design inset.

FIRST FLOOR

Landing

Loft access via the hatch area, decorative coving finish to the ceiling and a double glazed window to the side. Doors to:-

Bedroom One

12'5" x 11' (3.78m x 3.35m)

Double glazed window to the front, radiator, wood effect flooring, and a decorative coving finish

Bedroom Two

10' x 9'11" (3.05m x 3.02m)

Double glazed window to the rear, radiator, wood effect flooring, and a decorative coving finish to the ceiling.

Bedroom Three

9'11" max 8'10" min x 5'10" (3.02m max 2.69m min x 3.00m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling and fitted bedroom units consisting of a single wardrobe to either side of the bed area, and two double over head units above the bed area.

Bedroom Four

12'5" max 11'6" min x 8'10" max 5'9" min (3.78m max 3.51m min x 2.69m max 1.75m min)

Double glazed window to the front, storage cupboard



over the stairs area, radiator, wood effect flooring and a decorative coving finish to the ceiling area.

Bathroom

7' x 6'10" max 5'8" min (2.13m x 2.08m max 1.73m min)

Suite comprised of a panelled bath with an electric shower over and mixer tap shower head attachment, low flush WC and a wash hand basin inset to a vanity unit consisting of storage either side below and above, mirror also inset above, with lighting over and shelving to one side. Spotlights inset to the ceiling, wood effect flooring, and tiling to the walls with a decorative chrome effect trim and tile inset to picture rail height. Ladder style radiator, and a double glazed window to the side.

OUTSIDE

Rear Garden

Low maintenance block paved rear garden area with steps to the conservatory and garage entrance. Double timber gates to one side of the property (previous owner kept a caravan down the side) and Wrought Iron gate to the other side of the property both allowing direct access to the front garden area. Raised block paved corner patio area to one rear corner extending to one side. Raised kerb stone flower beds to either side of the rear garden area. There is also a side garden area currently housing a timber shed and greenhouse (not confirmed if they are remaining with the property upon sale) The rear garden has a mixture of wall and fence borders providing security. Decorative flower bed inset in a raised rockery area with an artificial lawn and raised kerbstone edging to the foot of the rockery.

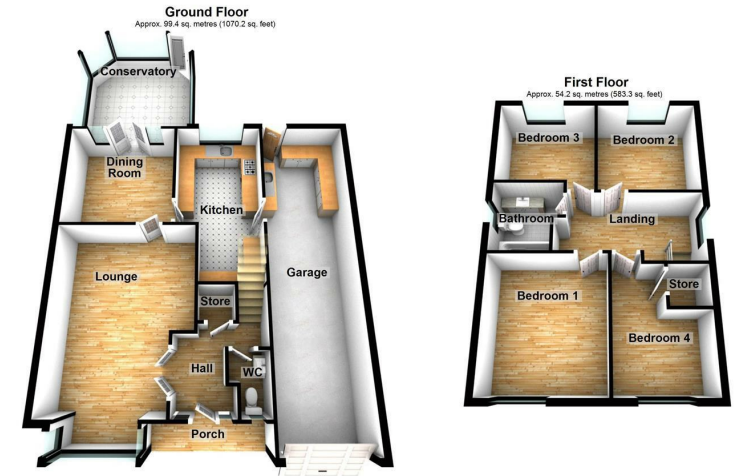
Garage / Utility Room

31'7" x 8'6" (9.63m x 2.59m)

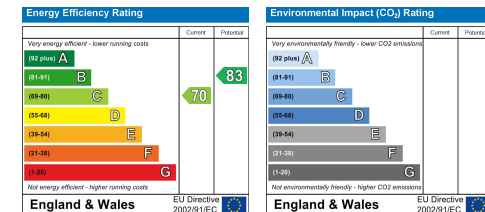
Tandem side garage with a utility area in the rear of the garage consisting of wall mounted and floor standing base units with a wine rack incorporated, and glass fronted display units, stainless steel effect sink and drainer unit, Wall mounted boiler, plumbing for a washing machine, electric supply and lighting. Up and over door to the front allowing access to/from the driveway area, personal door to the side allowing access to/from the kitchen area and a further double glazed door allowing access to/from the rear garden area.

FURTHER INFORMATION

Alarm system is compatible with your mobile phone
 Recently fitted fuse board
 Property is not on a water meter
 Council Tax band E
 The property comes under North Solihull Council



Total area: approx. 153.6 sq. metres (1653.5 sq. feet)
 This plan is for illustration only and may not be representative of the property. Plan not to scale.
 Plan produced using PlanIt.



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254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com