

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Farnworth Grove, Castle Bromwich, Birmingham, B36 9JA

Offers In The Region Of £325,000



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** NO UPWARD CHAIN ** CORNER PLOT ** OUT SPANNING REAR GARDEN ** TANDEM GARAGE **

MASSIVE POTENTIAL DUE TO THE PLOT SIZE, THE TANDEM GARAGE AND OUT SPANNING GARDEN - JUST LOOK AT OTHER PROPERTIES IN THE CUL-DE-SAC THAT HAVE BEEN DONE ALREADY

This semi-detached property is situated in a cul-de-sac location within the Castle Bromwich area just off Green Lane and benefits from a longer than average DRIVEWAY to the front due to its corner location and a front garden to one side of the driveway. Enclosed entrance porch, entrance hallway, GUEST WC just off the hallway area, TWO RECEPTION ROOMS, the rear one is EXTENDED already, a kitchen with the benefit of a pantry area and fitted appliances, a TANDEM SIDE GARAGE, and an out-spanning rear garden. To the first floor there are THREE BEDROOMS, two doubles and a single, and a family bathroom with a separate WC. Energy Efficiency Rating: D

Approach

The property is situated in a cul-de-sac location.

Front Garden/Driveway

Garden laid mainly to lawn with mature shrubbery to the front, paved pathways with decorative gravel inset creating a driveway which provides off road parking for multiple vehicles. Access gate to the side of the property allowing direct access to/from the rear garden area. A single glazed door allowing access to:-

Entrance Porch

7'7" x 3' (2.31m x 0.91m)

Enclosed entrance porch with windows to the front and to the side, tiling to the floor area, and a further single glazed window and door allowing access to:-

Entrance Hallway

11'11" x 7'3" (3.63m x 2.21m)

Stairs rising to the first floor landing area with open space below, radiator, and a decorative coving finish to the ceiling. Doors to:-

Guest WC

7'8" x 2'8" (2.34m x 0.81m)

Suite comprised of a low flush WC and a wall mounted wash hand basin. Tiled splash back to the wash basin area, tiled floor and a single glazed window to the side into the garage area.

Reception Room One

14'6" into bay, 11'11" to wall x 10'2" (4.42m into bay, 3.63m to wall x 3.10m)

Double glazed bay window to the front, radiator, and a decorative coving finish to the ceiling area.

Reception Room Two (EXTENDED)

17'3" x 13'3" max tapering to 9'10" (5.26m x 4.04m max tapering to 3.00m)

Double glazed windows to the rear and to the side, two radiators, and an electric wall mounted glass fronted fire with a stone and glass effect bed. Shelving to one side of the chimney breast area and decorative coving finish to the ceiling.

Kitchen

10'4" x 7'4" + pantry area (3.15m x 2.24m + pantry area)

Range of wall mounted display cabinets with glass sliding access doors, and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of a New World eye level double oven, and a Bosch electric hob with a stainless steel effect splash back over. Matching up-stands to the work surface area in place of tiling, and a breakfast bar to one end of the work surface. Plumbing for a washing machine or dishwasher, tiling to the floor area, and a pantry with a single glazed window to the side into the garage area. Double glazed window to the rear and a door to the side allowing access to:-

Tandem Garage

23' x 6'11" (7.01m x 2.11m)

Double doors to the front allowing access to/from the driveway area, double glazed window to the rear and a double glazed



door also to the rear allowing access to/from the rear garden area. Electric supply, lighting, wall mounted Worcester boiler, fuse board, utility meters and a wall mounted Belfast sink.

FIRST FLOOR

Landing

Loft access via the hatch area, and doors to:-

Bedroom One

14'6" into bay 11'11" to wall x 10'4" (4.42m into bay 3.63m to wall x 3.15m)

Double glazed bay window to the front, radiator and three double fitted wardrobes to one wall with shelving between over the chimney breast area.

Bedroom Two

13'6" max 10'4" min x 10'7" max 9'2" min (4.11m max 3.15m min x 3.23m max 2.79m min)

Double glazed window to the rear, radiator, and a pedestal wash hand basin to one side of the window area.

Bedroom Three

9'2" x 6'11" (2.79m x 2.11m)

Double glazed window to the front, radiator, and a built in storage cupboard/wardrobe situated over the stairs area.

Bathroom

9'1" x 7'3" (2.77m x 2.21m)

Suite comprised of a Cast panelled bath, tiled shower cubicle, and a pedestal wash hand basin. Radiator, tiling to the floor area, tiling to the walls with a mirror inset to one wall, and a double glazed window to the rear.

WC

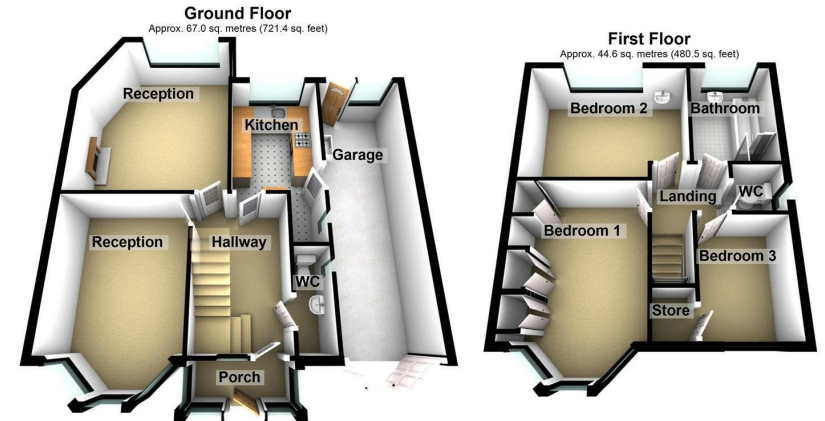
3'11" x 3'11" (1.19m x 1.19m)

Low flush WC, partly tiled walls, tiling to the floor area and a single glazed window to the side.

OUTSIDE

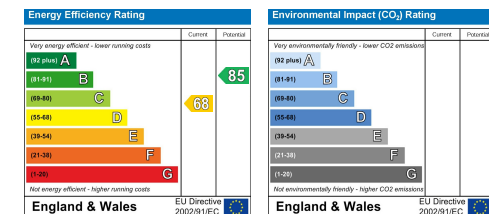
Rear Garden

Paved pathway surrounding the property leading to an access gate to the front allowing access to/from the front driveway, garden laid mainly to lawn with mature shrubbery and flower beds surrounding and a fence perimeter.



Total area: approx. 111.7 sq. metres (1201.8 sq. feet)

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



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