



## Offers In The Region Of £280,000

### Whateley Crescent, Castle Bromwich, Birmingham, B36 0DN

**\*\* NO UPWARD CHAIN \*\* EXTENDED \*\* GREAT LOCATION \*\* IN NEED OF MODERNISATION \*\***

This semi-detached property is set around the circle within Whateley Crescent creating a lovely outlook. The property has a private driveway and a shared driveway allowing access to the rear in-line garage. This traditional build property also benefits from an enclosed entrance porch, entrance hallway, THROUGH LOUNGE and an EXTENDED KITCHEN. To the first floor there is an ample sized landing area THREE BEDROOMS and a family bathroom. The property has a longer than average rear garden area, great for a family and an in-line rear garage to the side protruding into part of the garden area.

The property requires modernisation but has masses of potential subject to relevant permissions  
Energy Efficiency Rating:- Awaiting

#### Approach

The property is set around Whateley Crescent circle providing pleasant views to the front. Drop kerb off the circle area leading to:-

#### Front Garden

Fence border to one side, open border to the other side which is where you can utilise the shared driveway for access to the in-line rear garage area, and access gate allowing direct access to the rear garden area. Private Tarmac driveway with a decorative block edging providing off road parking for multiple vehicles. Privet to the front of the corner lawn area, and a double glazed door with windows to either side and above creating a decorative archway design allowing access to:-

#### Entrance Porch

**6'5" x 1'5" (1.96m x 0.43m)**

Wood effect flooring, storage cupboard to either side housing the utility meters, ceiling mounted light, windows either side of the glazed door leading into:-

#### Entrance Hallway

**11'10" x 6'3" (3.61m x 1.91m)**

Stairs rising to the first floor landing area with a storage cupboard below, decorative wooden panelling to one wall, radiator, and dado rail to the walls. Doors to the through lounge and kitchen area

#### Through Lounge

**28'8" into bay 24'8" to wall x 12' max 10'3" min (8.74m into bay 7.52m to wall x 3.66m max 3.12m min)**

Double glazed angled bay window to the front, with a further double glazed window to the rear. Two radiators, decorative coving finish to the ceiling, and dado rail to the walls. Wooden style fire surround with a stone effect back. Quarry tiled hearth, and a coal effect gas fire inset.

#### Extended Kitchen

**16'3" x 7'11" max 5'9" min (4.95m x 2.41m max 1.75m min)**

Range of wall mounted and floor standing base units with display shelving to one wall and a roll edge work surface over

incorporating a stainless steel effect double sink and drainer unit with a mixer tap over. Partly tiled walls, two radiators, plumbing for a washing machine and gas cooker. Extractor to the outer wall, and a pantry with single glazed window to the side, tiled window sill and tile effect flooring. Electric supply within the Pantry area, double glazed window to the side, and a double glazed half bay window to the rear. Double glazed door to the side allowing access to/from the rear garden area.

#### FIRST FLOOR

#### Landing

**8'7" x 7'3" (2.62m x 2.21m)**

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

#### Bedroom One

**17' into bay 13 to wall x 9'11" (5.18m into bay 3.96m to wall x 3.02m)**

Double glazed angled bay window to the front, radiator, decorative coving finish to the ceiling and dado rail to the walls.



## Bedroom Two

11'5" x 10' (3.48m x 3.05m)

Double glazed window to the rear, shelving inset to one side of the chimney breast area, radiator, and a decorative coving finish to the ceiling area.

## Bedroom Three

8'8" x 8'8" (2.64m x 2.64m)

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

## Bathroom

8'6" x 8'1" (2.59m x 2.46m)

Suite comprised of a double shower cubicle with paneling to the walls and a sliding door for access, low flush WC, bidet, and a pedestal wash hand basin. Partly tiled walls, storage cupboard housing the boiler, radiator, and two double glazed windows to the rear.

## OUTSIDE

### Rear Garden

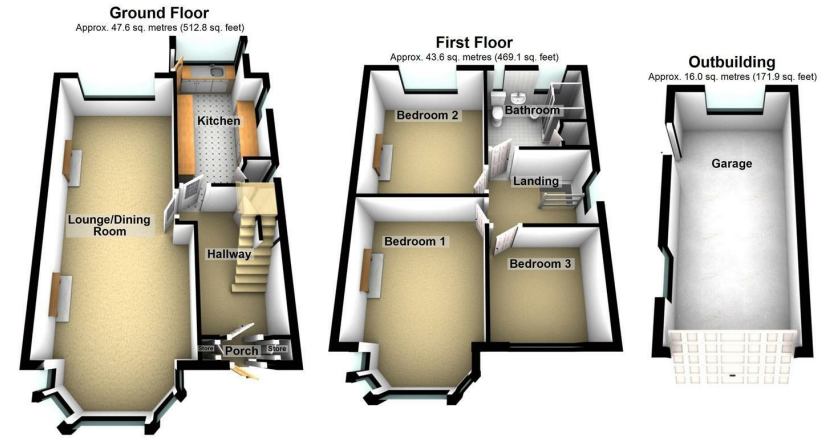
Great size family garden consisting of a paved patio area leading to a garden laid mainly to lawn with a gravel covered flower bed to one side,

and a bark covered pathway. Raised decked area with a pagoda over creating a seating area. Further raised garden laid mainly to lawn with paved pathways either side. Paved patio area to the rear and a flower bed also to the rear. Mixture of wall and fence borders with an access gate to the side leading to the shared driveway area.

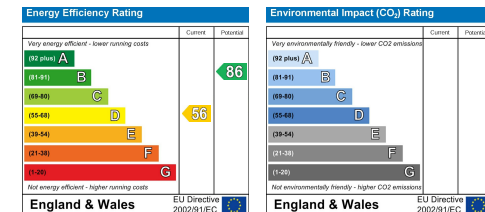
### In-Line Rear Garage

18'7" x 9'3" (5.66m x 2.82m)

Up and over door to the front direct from the shared driveway area, window to the side into the rear garden area, personal door also to the side into the rear garden area. Further window to the rear of the garage area, electric supply and lighting.



Total area: approx. 107.2 sq. metres (1153.8 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanIt.



**PRIME ESTATES**

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