

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Green Lane, Castle Bromwich, Birmingham, B36 0AY

Offers In The Region Of £395,000



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**** LARGER STYLE FAMILY HOME ** EXTENDED ** NO WORK REQUIRED ** GATED DRIVEWAY ****

WOW - IF YOU'RE LOOKING FOR A PROPERTY THAT OFFERS OPEN PLAN LIVING then this is the one for you. The property has a SECURE GATED DRIVEWAY to the front offering off road parking for multiple vehicles with the benefit of an Electric Vehicle charging point. Enclosed entrance porch, entrance hallway, private enclosed front lounge area, open plan rear EXTENDED lounge, dining room and L-shaped kitchen area. To the downstairs area there is also a utility room, downstairs guest WC, integral GARAGE, private rear garden, and a timber shed/summer house. To the first floor there are THREE DOUBLE BEDROOMS and a family bathroom. The property still has masses of potential with the correct permissions to the side and to the loft area, to create an even larger family home. Perfect for a growing family Energy Efficiency Rating:- D

Driveway/Front Garden

Wall border to the front with a decorative railing over and, bi-fold double gates inset providing security and access to the block paved driveway allowing off road parking for multiple vehicles. Fence perimeters to either side of the driveway with a decorative raised kerbstone edged flower bed to one side extending to one front corner. Secure access gate to the side of the property allowing direct access to the rear garden. Wall mounted lantern style lights, and spotlights inset over the garage area and front bay window area. 16 amp socket to the front, and an Electric Vehicle Charger. Double glazed door allowing access to:-

Entrance Porch

4'8" x 4'6" (1.42m x 1.37m)

Enclosed entrance porch with a pitched roof over and double glazed windows to the front and to the side. Ceiling mounted light, radiator, and a further double glazed window with a double glazed window to the side allowing access to:-

Entrance Hallway

15'5" x 5'3" (4.70m x 1.60m)

Stairs rising to the first floor landing with a storage area below which is currently used as a decorative dogs bed/home area. Radiator, decorative coving finish to the ceiling, wood effect flooring, and doors to:-

Front Reception Room

16'11" into bay 15' wall x 10'11" (5.16m into bay 4.57m wall x 3.33m)

Double glazed angled bay window to the front,

decorative coving finish to the ceiling area and a radiator. Focal stone/marble effect fireplace with down lighters inset and a coal effect gas fire.

Kitchen (L-Shape)

13'4" x 10'9" + 9'7" x 7'3" (4.06m x 3.28m + 2.92m x 2.21m)

Range of white high gloss effect wall mounted and floor standing base units with a work surface over extending to create a breakfast bar area, which also acts as a divide to the open plan dining room area. Further units to one wall creating extra storage and housing surround for an American Fridge Freezer (not included in the sale) Porcelain design sink and drainer unit with a chrome effect detachable mixer tap over. Appliances built in consist of an eye level double oven, five burner gas hob over with a stainless steel and glass effect extractor over. Partly tiled walls with a decorative chrome effect trim, wood effect flooring, and spotlights inset to the ceiling. Plumbing for a dishwasher, double glazed window to the rear, storage cupboard situated under the stairs, and an internal glazed door to the side allowing access to the utility room. Open plan to the side into:-

Dining Room

9'9" x 10'10" (2.97m x 3.30m)

Radiator, wood effect flooring, bi-fold doors to the rear allowing access to the rear garden which can be opened up fully to create a lovely open living space. Three double glazed Velux windows to the rear spanning the rear part of the property including the kitchen area. Open plan to the front into:-

Rear Reception Room

10'10" x 10'9" (3.30m x 3.28m)

Radiator, decorative coving finish to the ceiling, spotlights also inset to the ceiling and a wood effect flooring. Glazed French doors to the side providing direct access from the entrance hallway as well as the open plan entrance from the dining room area.

Utility Room

12'4" x 5' (3.76m x 1.52m)

Range of wall mounted and floor standing base units, work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Double glazed windows with side of the double glazed door to the side allowing access to the side/rear garden area. Spotlights inset to the ceiling, radiator, partly tiled walls with a decorative chrome trim, tiling to the floor area, and plumbing for a washing machine. Internal door to the front allowing access to the integral garage area and a further internal door leading to:-

Downstairs Guest WC

4'1" x 2'11" (1.24m x 0.89m)

Low flush WC, spotlights inset to the ceiling, tiling to the floor area, and partly tiled walls with a decorative chrome effect trim.

FIRST FLOOR

Landing

Double glazed window to the side, loft access via the hatch area with a pull down ladder for ease of access and doors to:-



Bedroom One

14'4" into bay 11'8" to wall x 10'10" (4.37m into bay 3.56m to wall x 3.30m)

Double glazed angled bay window to the front, radiator, decorative coving finish to the ceiling area, wood effect flooring and two built in double wardrobes to one wall.

Bedroom Two

14'8" x 10'10" (4.47m x 3.30m)

Double glazed window to the rear extending to one side to create a half bay area, radiator, decorative coving finish to the ceiling area, and two fitted double wardrobes to one wall.

Bedroom Three

13'9" with limited headroom x 11'7" max 6'3" min (4.19m with limited headroom x 3.53m max 1.91m min)

Double glazed window to the front, radiator, and spotlights inset to the ceiling.

Bathroom

8'3" x 7'3" (2.51m x 2.21m)

Suite comprised of a panelled bath with a waterfall effect mixer tap over, and mixer shower attachment, corner shower cubicle with a boiler fed shower inset, low flush WC and a pedestal wash hand basin with a waterfall mixer tap over. Radiator, spotlights inset to the ceiling, tiling to the floor area and partly tiled walls with a decorative mosaic dado tile inset and chrome effect trim. Double glazed window to the rear and a further double glazed window to the side.

OUTSIDE

Integral Garage

14'8" x 7'9" (4.47m x 2.36m)

Roller door to the front allowing access to/from

the front driveway area. double glazed window to the side, wall mounted boiler, electric supply and lighting.

Rear Garden

Decorative block paved patio area extending to create a pathway to the side which in turn leads to the secure side access gate into the front garden/driveway area. Sleeper retaining stone covered flower bed with steps inset acting as a divide to the garden laid mainly to lawn.

Decorative block paved pathway leading to the rear of the garden to a further block paved patio area. Triple design decorative lamppost, outside tap, and two double outside sockets. Lantern style wall mounted outside lights.

Outbuilding

aprox 20' x 10' (aprox 6.10m x 3.05m)

Timber built out building with four windows to the front, and double access doors to the front. The building has Electric supply and lighting, wall mounted lantern style lights to the front of the building which are remote controlled.



Total area: approx. 158.2 sq. metres (1703.0 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plans produced using Planity.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	83
(61-81) B	
(39-60) C	
(15-59) D	
(8-24) E	
(1-7) F	
(1-2) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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