

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

West Avenue, Castle Bromwich, Birmingham, B36 0DY

Offers Over £350,000



**Offers Over £350,000**

**West Avenue, Castle Bromwich, Birmingham, B36 0DY**

**\*\* IMMACULATE \*\* NO CHAIN \*\* FOUR/FIVE BEDROOMS \*\* TWO/THREE RECEPTIONS \*\***

This TRADITIONAL build semi-detached property is situated in a quieter not overlooked part of West Avenue and offers a GREAT SIZE FAMILY home. The property in detail consists of a DRIVEWAY to the front for multiple vehicles, enclosed entrance porch, entrance hallway, THROUGH LOUNGE (can be divided back into two separate) which allows access to the double glazed CONSERVATORY. A further RECEPTION ROOM or BEDROOM (you choose what to use the room for) which was originally the garage area, and an extended L-shaped Kitchen area with a convenient stable door to the rear garden area. To the first floor there are FOUR BEDROOMS and a fantastic size family bathroom. The property also has a great size FAMILY GARDEN with a timber outbuilding currently used as a MAN CAVE. Energy Efficiency Rating:- D

### Front Garden/Driveway

Fence border to one side of the block paved driveway providing off road parking for multiple vehicles with an open border to the other side. Decorative wall lights to either side of the second reception room window (originally a garage) and a double glazed door allowing access to:-

### Entrance Porch

**5'4" x 5' (1.63m x 1.52m)**

Enclosed entrance porch with double glazed windows to the front and to the side wood effect flooring, a decorative archway inset to the porch area. Double glazed windows either side and at matching height to the double glazed door allowing access to:-

### Entrance Hallway

**12'9" x 5'4" (3.89m x 1.63m)**

Stairs rising to the first floor landing area with decorative stair rods to the carpet area, wood effect flooring, radiator, and a decorative coving finish to the ceiling. Doors to:-

### Through Lounge

**30'4" into bay 26'5" to wall x 11'2" (9.25m into bay 8.05m to wall x 3.40m)**

### Lounge Area

Double glazed window to the front, decorative

coving finish to the ceiling, radiator and wood effect flooring. Open to:-

### Dining Area

Double glazed windows to the rear at matching height to the double glazed French doors allowing access to the conservatory area. Wood effect flooring, decorative coving finish to the ceiling and a stone effect fireplace with a coal effect gas fire inset.

### Kitchen

**15'4" x 4'2" + 11'2" x 10'2" (4.67m x 1.27m + 3.40m x 3.10m)**

Range of cream high gloss effect wall mounted and floor standing base units with open display shelving and a wine rack incorporated. Work surfaces over with a stainless steel effect sink and drainer unit inset and a matching work surface to one wall creating a breakfast bar area.

Appliances built in consist of an eye level double oven, five burner gas hob with a decorative glass splash back and stainless steel/glass effect extractor over. Under unit dishwasher, and an under unit washing machine. Wood effect flooring, radiator, spotlights inset to the ceiling area, double glazed window to the rear and a double glazed stable door also to the rear allowing access to the rear garden area. Exposed brick to one wall creating a focus wall in the

L-shaped area leading to the front reception room which was originally the garage area.

### Reception Room

**14'5" x 7'5" (4.39m x 2.26m)**

Double glazed window to the front, storage cupboard housing a utility meter, radiator, wood effect flooring and a further internal door to the side allowing access to the entrance hallway.

### FIRST FLOOR

### Landing

Loft access via the enlarged hatch area with a pull down ladder giving ease of access, double glazed window to the side, decorative coving finish to the ceiling, and doors to

### Bedroom One

**16'11" to bay 13' to wall x 10'2" (5.16m to bay 3.96m to wall x 3.10m)**

Double glazed window to the front, radiator, decorative coving finish to the ceiling area and fitted bedroom units consisting of two double wardrobes, a corner wardrobe and a single angled wardrobe/shelving storage.

### Bedroom Two

**13' x 11'2" (3.96m x 3.40m)**

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



### Bedroom Three

11' x 9'10" max 7'2" min (3.35m x 3.00m max 2.18m min )

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

### Bedroom Four

8'6" x 7'5" (2.59m x 2.26m)

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

### Family Bathroom

9'5" x 8' (2.87m x 2.44m)

Suite comprised of a deeper than average panelled bath with a mixer tap shower attachment, corner shower enclosure with a boiler fed rainfall shower over and further detachable shower head. Low flush WC, and a vanity unit providing storage below with a wash hand basin inset. Partly tiled walls with a decorative dado effect tile inset, tiling to the floor area, spotlights inset to the ceiling, chrome effect ladder style radiator, and two double glazed windows to the rear.

## OUTSIDE

### Conservatory

9'5" x 8' (2.87m x 2.44m)

Double glazed conservatory with windows to the sides and to the rear, tiling to the floor area, panelling to the ceiling with a

decorative light, and a double glazed door to the rear allowing access to/from the rear garden area. The conservatory can also be access via the rear of the through lounge, dining room area.

### Rear Garden

Fence perimeters surrounding a rear garden consisting of a composite patio area with steps and decorative balustrade creating a divide to the garden laid mainly to lawn with shaped mature well established flower bed areas. Decorative barbecue area, greenhouse, four single outside sockets, a decorative triple lamppost, a security light and an outside tap.

### Man Cave

15' x 7'8" (4.57m x 2.34m)

Timber double shed with a set of double doors giving access from the rear garden and a window to either side of the doors. Currently used as a man cave with electric supply, and lighting .

