

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Springfield Road, Castle Bromwich, Birmingham, B36 0DU

Offers In The Region Of £280,000



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**\*\* NO UPWARD CHAIN \*\* THREE BEDROOMS \*\* THROUGH LOUNGE \*\* DETACHED GARAGE \*\***

This TRADITIONAL build semi-detached property is being offered with NO UPWARD CHAIN, the property has a DRIVEWAY to the front providing off road parking for multiple vehicles and a shared driveway access to the garage area with the neighbouring property. The property has an ENCLOSED entrance porch, entrance hallway with storage, THROUGH LOUNGE/DINING ROOM with garden access, and a modern fitted kitchen with integral appliances. To the first floor there is a generous landing area, THREE BEDROOMS (no box bedroom) a walk in wet room and a separate WC. The property also has a great size well established, mature rear garden, brick built storage shed, and a detached single garage. Energy Efficiency Rating: - D

#### Front Garden/Driveway

Block paved driveway to the front allowing off road parking for approximately three vehicles, privet border to one side with a raised kerb stone edging, and gravel covered flower bed to one of the front corners also with a raised kerb stone edging. Shared access driveway between the neighbouring property allowing access to the in-line rear garage

#### Entrance Porch

**6'3" x 7'9" (1.91m x 0.53m)**

Enclosed entrance porch with wood effect flooring, storage cupboard to either side housing the utility meters, a single glazed door with single glazed windows to either side leading into:-

#### Entrance Hallway

**11'10" x 6'4" (3.61m x 1.93m)**

Stairs rising to the first floor landing with a storage cupboard below, radiator, further storage cupboard between the lounge and kitchen area with double access doors. Opening to the kitchen and an internal door to the side into:-

#### Through Lounge

**27'2" bay 24'9" to wall x 12' max 10'5" min (8.28m bay 7.54m to wall x 3.66m max 3.18m min)**

Double glazed curved bay window to the front, double glazed sliding patio doors to the rear allowing access to the rear garden. Two radiators (one either end) brick effect fireplace with Quarry style tiled hearth, decorative coving finish to the ceiling and a dado rail to the walls

#### Kitchen

**10'7" x 7'8" (3.23m x 2.34m)**

Range of cream high gloss effect wall mounted and floor standing base units with a butchers block effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an eye level Belling oven, four burner gas hob, 50/50 fridge/freezer, under unit washing machine and a stainless steel effect extractor. Partly tiled walls, wood effect flooring, vertical column design radiator, double glazed window to the rear and a

double glazed door also to the rear allowing access to the rear garden area

#### FIRST FLOOR

##### Landing

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

##### Bedroom One

**15'5" to bay 13' to wall x 9'11" (4.70m to bay 3.96m to wall x 3.02m)**

Double glazed curved bay window to the front, radiator, decorative coving finish to the ceiling and fitted bedroom units consisting of a double wardrobe to one side of the chimney breast with over head storage unit and two double wardrobes to the other side of the chimney breast also with over head storage units.

##### Bedroom Two

**11'5" x 9'11" (3.48m x 3.02m)**

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling. Fitted bedroom units



consisting of a single enclosed shelving unit to one side of the chimney breast with an overhead unit, dressing table unit with a mirror over to the chimney breast, a double wardrobe with sliding door access also to one side with over head storage units and a full length mirror.

### Bedroom Three

8'8" x 8'7" (2.64m x 2.62m)

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

### Shower Room

7'11" x 5'9" (2.41m x 1.75m)

Walk in wet room with an electric Mira shower incorporated, and a wall mounted wash hand basin. Storage cupboard housing the boiler, radiator, tiling to the walls and a double glazed window to the rear.

### WC

5'2" x 2'6" (1.57m x 0.76m)

Low flush WC, wood effect flooring and a double glazed window to the rear.

### OUTSIDE

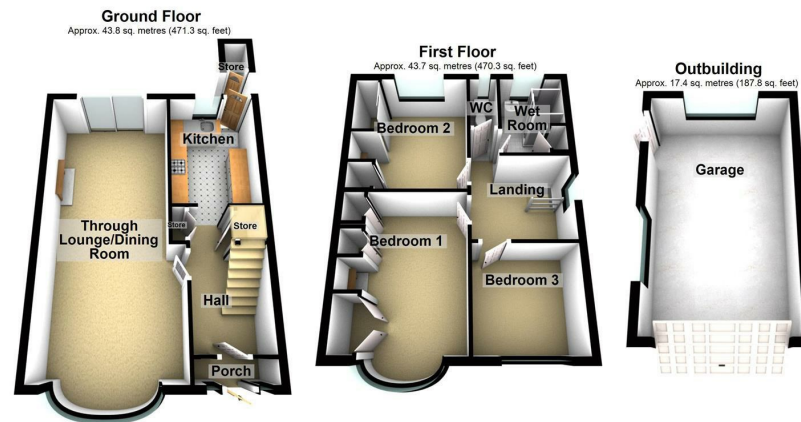
### Rear Garden

Paved patio area allowing access to the brick built storage shed, and leading to the low wall retaining flower bed divide with steps inset allowing access to a garden laid mainly to lawn, shaped flower bed borders and a further pathway allowing access to the side gate leading to the shared driveway access area. Shaped flower bed partial divide to a further lawn area with flower bed borders and pathway. Greenhouse, fence perimeters, outside light and an outside tap.

### Detached In-Line Rear Garage

aprox 10'5 x 17'5 (aprox 3.18m x 5.31m)

The garage protrudes into the garden space and is accessed via the shared driveway area. Up and over door to the front, personal door to the side into the garden area, electric supply, lighting and windows to the side and to the rear.



Total area: approx. 104.9 sq. metres (1129.4 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.

