

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

The Green, Castle Bromwich Village, Birmingham, B36 9AR

Offers Over £675,000



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**** RARE OPPORTUNITY TO PURCHASE A CHARACTER PROPERTY ON THE GREEN ****

This DETACHED property, built in the 1880s, has been EXTENDED to the side, and has lapsed further planning permission to extend again to the side. Originally the Village Police Station, the property currently benefits from a front garden, side garden and rear garden. The plot size we are advised is approximately one third of an acre. The property itself consists of FIVE RECEPTION rooms downstairs, a kitchen, THREE INTERLINKING HALLWAYS, and a GUEST SHOWER ROOM:- To the first floor there are FIVE BEDROOMS, TWO BATHROOMS and two interlinked landing areas. Energy Efficiency Rating: E

Approach

The property is set overlooking The Green in Castle Bromwich so has a pleasant outlook to the front. Dual gates for vehicular access, plus two pedestrian gates either end of the front garden area allowing access to:-

Front Garden

Mixture of privet and wall borders to the front and to the sides, paved front garden area with mature shrubbery flower bed areas. Wall mounted lantern style light, and an over sized sold door allowing access to:-

Main Entrance Hall

6'2" x 4'3" (1.88m x 1.30m)

Decorative dado rail to the walls, and picture rail to the walls. Internal doors to either side allowing access to three of the reception rooms and to the rear into :-

Inner Entrance Hall

6'3" x 6'2" (1.91m x 1.88m)

Decorative dado rail to the walls and further door to the rear allowing access to:-

Hallway

23'4" x 6'5" max 3'7" min (7.11m x 1.96m max 1.09m min)

Decorative leaded design stained glass effect

window to the side, decorative dado rail to the walls, radiator and stairs rising to the first floor landing area.

Downstairs Guest Shower Room

12'2" x 8'11" (3.91m x 2.11m)

Suite comprised of a corner shower cubicle with an electric shower inset, bidet, low flush WC and a pedestal wash hand basin. Window to the side, extractor fan to an outer wall, wall mounted heater and a tiled window sill. Tiling to the shower area and over the wash basin area, and a radiator.

Living Room

15'1" x 13'11" (4.60m x 4.24m)

Two windows to the rear, two radiators concealed via the panelling to the room to approximately half height with a decorative dado style shelf over. Decorative picture rail to the walls, and an open archway to the side into:-

Dining Room

12'11" x 14'8" (3.94m x 4.47m)

Windows to the side and to the rear, and a radiator.

Reception Room Three (currently used as a Bedroom)

13'9" x 11" (4.19m x 3.35m)

Window to the front, two radiators, decorative dado rail to the walls, and picture rail to the walls.

Office Area One (Reception Room Four)

10'11" x 9'2" (3.35m x 2.79m)

Window to the front, alcove with storage and shelving to one side of the chimney breast area. Opening to the side into:-

Office Area Two (Reception Room Five)

11'1" max 8'7" min x 13' (3.38m max 2.62m min x 3.96m)

Window to the side, further window to the front and a radiator.

Kitchen

12'7" x 10'5" (3.84m x 3.18m)

Range of wall mounted and floor standing base units with a tile top work surface over, incorporating a sink and drainer unit with a mixer tap over. Under unit oven with a five burner gas hob over and stainless steel effect extractor over. Boiler concealed in a wall unit, plumbing for a washing machine, and further plumbing for a dishwasher. Partly tiled walls,



spotlights inset to the ceiling area, window to the rear and a door also to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Windows to the side and to the rear, storage cupboards with four sliding access doors, loft access via the hatch area and further internal doors to:-

Bedroom One

12'11" x 11' (3.94m x 3.35m)

Window to the front, cast open fire inset to the chimney breast area, and a radiator.

Bedroom Two

15'8" x 12" max 9'1" min (4.78m x 0.36m max 2.77m min)

Window to the front, radiator, and a cast fire inset to the chimney breast area.

Bedroom Three

12'10" x 9'6" (3.91m x 2.90m)

Window to the side and to the front, and a radiator.

Bedroom Four

12'11" x 9'6" (3.94m x 2.90m)

Window to the side and a radiator.

Bedroom Five

10'9" x 8'9" (3.28m x 2.67m)

Window to the rear, and a radiator.

Bathroom One

10'9" x 7'1" (3.28m x 2.16m)

Suite comprised of a panelled bath with an ornate brass effect mixer tap shower attachment, low flush WC, bidet, and a pedestal wash hand basin. Partly tiled walls with a decorative rope design dado tile finish, extractor to the wall area, radiator and a window to the rear. Two storage cupboards to the side of the bath area, and a window to the rear.

Bathroom Two

9'3" x 6'7" (2.82m x 2.01m)

Suite comprised of a panelled bath with a mixer tap over, low flush WC, bidet, and a pedestal wash hand basin. radiator, tiling to splash prone area, extractor to the wall window to the side and a shaver point.

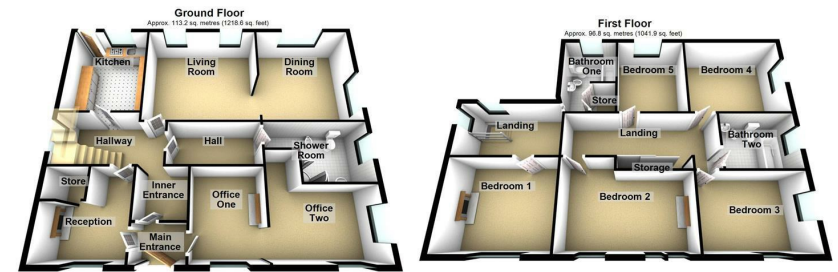
OUTSIDE

Rear Garden

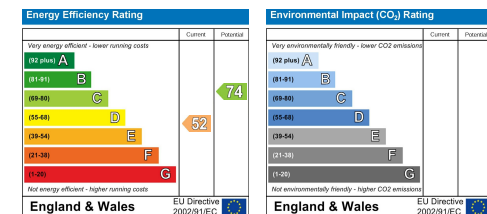
Paved pathway area, leading to a circular garden area with raised wall flower beds, there is rear access via the public house to the rear of the property, and an access gate to the side leading to:-

Side Garden

Fence borders surrounding a garden laid mainly to lawn with a decorative covered Pagoda set on a decking area. Access gate to the side of the property leading directly to the front garden area.



Total area: approx. 210.0 sq. metres (2260.5 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using Planigo.



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