

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Lyndon Close, Castle Bromwich, Birmingham, B36 0AJ

Offers Over £450,000



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**** STUNNING **** SHOW STOPPER **** DETACHED **** IMMACULATE ****

When it comes to this property I could go on forever with words or captions but to gain the true beauty of this property you need to view so call today on 0121 748 7272. This DETACHED property is set in a cul-de-sac location in Castle Bromwich Village. The property benefits from a driveway for multiple vehicles, enclosed entrance porch area, stunning open hallway, guest cloakroom, through lounge extended to the rear with a bay area. The recently fitted kitchen area is open plan to a stunning dining room / seating area creating a great social gathering / ENTERTAINING room. Just off the kitchen is a utility room leading to an office/study area. To the first floor there is a stunning GALLERY LANDING leading to the FOUR BEDROOMS (one benefitting from a shower room en-suite) consisting of three doubles and one single. The family bathroom is also situated on the first floor area and houses a shower and a separate bath. Energy Efficiency Rating:- D

Front Garden

Low wall border to one side, fence border to the other surrounding a block paved driveway providing off road parking for multiple vehicles. Access gate to the side allowing access to/from the rear garden, mature shrubbery and flower bed area to one front corner, with a decorative triple lamp post inset. Double glazed door allowing access to:-

Entrance Porch

Double glazed windows either side and at matching height to the entrance door, further double glazed window to the side, wood effect Amtico flooring, Further double glazed window and door allowing access into:-

Entrance Hallway

Stairs rising to the first floor landing, radiator, decorative coving finish to the ceiling, decorative spindles to the staircase. Single glazed internal French doors with matching height windows either side allowing access to the extended through lounge. Further single glazed French style doors also allowing access to the rear kitchen/dining/sitting room. Wood effect Amtico flooring and a further door leading to:-

Downstairs Guest Cloakroom

Suite comprising of a low flush w.c, and a

pedestal wash hand basin. Radiator, tiled walls with decorative chrome effect trim and a dado tile inset. Wood effect Amtico flooring, spotlights inset to the ceiling and a double glazed window to the front.

Extended Through Lounge

28'10" x 11'10" (8.79 x 3.61)

Double glazed curved bay window to the front, and double glazed French doors to the rear with double glazed windows at matching height to either side of the doors and further double glazed windows to the sides creating a bay area. Spotlights inset to a tiered decorative ceiling area, radiator, modern style feature fire surround with a stone effect back over hearth and a log burner being the main focal point.

Kitchen / Dining / Sitting Room

20'0" (max) 16'5" (min) x 16'3" (6.10 (max) 5.00 (min) x 4.95)

This room is divided into the three areas currently but can be adapted to your own individual use. Newly fitted grey high gloss effect range of wall mounted and floor standing base units with a contrasting dark Granite work surface over. Breakfast bar area housing twin stainless steel effect Belfast sinks with a mixer tap over and storage units below. Integrated dishwasher and stainless steel effect splash back

with a glass effect extractor above. Partly tiled walls, radiator and further vertical designer style radiator, decorative coving finish to the ceiling area, spotlights inset to the decorative tiered ceiling area also housing a lantern style window creating a conversation stopper. Wood effect Amtico flooring, spotlights inset to the plinth area of the units, and two sets of double glazed French doors to the rear both allowing access to the rear garden area. Door to the front into:-

Utility Area

11'9" x 7'8" (3.58 x 2.34)

Base unit with a stainless steel effect sink and drainer unit with a mixer tap over, plumbing for a washing machine, tile effect flooring, single storage cupboard, double storage cupboard, radiator and a double glazed window to the side. Glazed doors to the front into:-

Office/Study Room

7'7" x 6'11" (2.31 x 2.11)

Double glazed bow window to the front, radiator, tile effect flooring and spotlights inset to the ceiling.

FIRST FLOOR

Landing

Stunning Gallery landing with decorative



spindles and banister, radiator, loft access via the enlarged loft area with a pull down ladder for access. Double glazed dormer window to the front allowing light through to the gallery landing. Doors to:-

Bedroom One

13'2" x 11'10" (4.01 x 3.61)

Double glazed dormer window to the front, decorative coving finish to the ceiling, radiator, Fitted bedroom units consisting of four sliding access doors. Door to:-

Shower Room En-Suite

Suite comprising of a shower cubicle, low flush w.c, and a pedestal wash hand basin. Tiling to the wall areas with decorative chrome effect trim, spotlights inset to the ceiling.

Bedroom Two

11'11" x 10'2" (3.63 x 3.10)

Double glazed dormer windows to the rear, spotlights inset to the ceiling, radiator, fitted wardrobe to one wall with double sliding access doors.

Bedroom Three

14'4" x 7'11" (4.37m x 2.41m)

Double glazed dormer window to the front, spotlights inset to the ceiling and fitted storage drawers and shelving areas below the window area.

Bedroom Four

9'1" x 8'5" (2.77m x 2.57m)

Double glazed dormer window to the rear, radiator, wood effect flooring and spotlights inset to the ceiling.

Bathroom

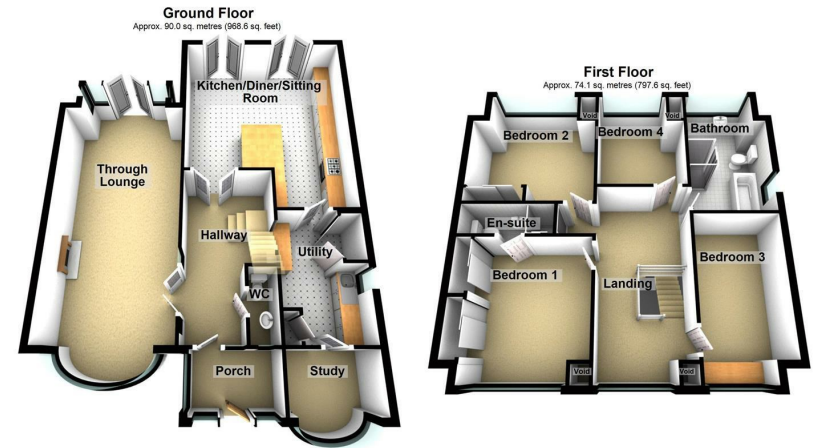
11'10" x 7'9" (3.61 x 2.36)

Suite comprising of a sunken roll edge bath with mixer tap over inset to tiled sides and top creating a decorative surrounding, walk in shower area with a boiler fed shower inset. Floating designer style wash hand basin with a mixer tap over and a vanity unit below providing storage. Low flush WC with a concealed flushing system. Natural sandstone effect tiling to the walls with chrome effect trim and matching tiling to the floor area, Chrome effect ladder style radiator, and double glazed windows to the rear and to the side.

OUTSIDE

Rear Garden

Paved patio area in a decorative shape continuing to create a pathway to one side of the property allowing access via an access gate to /from the front driveway. Garden laid mainly to lawn, with mature shrubbery and flower bed borders, fence perimeters.



Total area: approx. 164.1 sq. metres (1766.2 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

