



**Offers Over £500,000**

**Bradford Road, Castle Bromwich, Birmingham, B36 9AA**

**\*\* EXTENDED \*\* FIVE BEDROOMS \*\* TWO RECEPTIONS PLUS FAMILY ROOM \*\* DOWNSTAIRS WC \*\***

If you are looking for a LARGER STYLE semi-detached TRADITIONAL build situated in Castle Bromwich then this is the one for you. This is a GREAT SIZE FAMILY HOME. The property currently consists of a DRIVEWAY for multiple vehicles, integral single GARAGE, enclosed entrance porch, entrance hallway with storage, THREE RECEPTION ROOMS including the family entertaining room, EXTENDED KITCHEN, further inner hall leading to a UTILITY AREA, storage area and DOWNSTAIRS SHOWER ROOM. To the first floor there are four bedrooms (one with a dressing area) and an EXTENDED BATHROOM. To the second floor there is a further bedroom bringing it to a total of FIVE BEDROOMS. The rear garden is a great entertaining area accessed via the family entertaining room. Energy Efficiency Rating: D

### Approach

The property is situated in Castle Bromwich local to amenities, shopping areas, schools etc on Bradford Road inbetween Old Croft Lane and School Lane.

### Front Garden/Driveway

Wall border to the front of the flower bed area extending down one side of the block paved driveway providing off road parking for multiple vehicles, raised kerbstone divide to the other side. Secure access gate to the side shared with the neighbouring property allowing access straight through to the rear garden area. Double outside socket by the front door area, and a double glazed door allowing access to:-

### Entrance Porch

**7'6" x 3'3" (2.29m x 0.99m)**

Enclosed entrance porch with wooden style panelling to the ceiling area, double glazed windows to the front, and decorative leaded style window to the rear with a matching hard wood door also to the rear allowing access to:-

### Entrance Hallway

**14'1" x 8'6" max (4.29m x 2.59m max)**

Stairs rising to the first floor landing area with a storage cupboard below, further floor to ceiling storage cupboards to the opposite wall providing a handy concealed space. Decorative picture rail and dado rail to the walls, Radiator, real wood flooring, and doors to:-

### Reception Room One (front)

**14'11" into bay 10'11" To wall x 11'11" (4.55m into bay 3.33m to wall x 3.63m)**

Double glazed deep angled bay window to the front, radiator, decorative coving finish to the ceiling and picture rail to the walls. Real wood flooring, and a decorative focal fireplace consisting of an ornate wooden style fire surround with a cast open grate fire inset.

### Reception Room Two (towards rear)

**13'9" x 10'11" (4.09m x 3.33m)**

Radiator, decorative picture rail to the walls, real wood flooring, open plan to the rear into:-

### Family Room (rear of property)

**27'9" x 10'8" (8.46m x 3.25m)**

Angled double glazed windows to the rear/side, further double glazed windows to the rear set either side of the double glazed French doors also to the rear allowing access to/from the rear garden area. Two radiators, tiling to the floor area with matching upstands to the lower wall area, and further matched tiling to the windowsill areas. Open plan to the extended kitchen area as well as the rear second reception room.

### Extended Kitchen

**18'1" x 13'3" (5.51m x 4.04m)**

Range of real wood wall mounted and floor standing base units, with work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over, the work surfaces extend to create a breakfast bar seating area. Matching unit with display cabinets

over to one wall, radiator, partly tiled walls, tiling to the floor area and spotlights inset to the ceiling. Black extractor over the cooker area (range cooker open to separate negotiations not left with the sale) Plumbing for a dishwasher, double glazed window to the side, and a double glazed door also to the side leading to the side garden/entry area. Internal door to:-

### Inner Hallway

Tiling to the floor area and two openings to the two areas. Area to the right - pantry/storage with tiled walls and tiling to the floor area. Shelving for storage and coat hooks to one wall. Area to the right - Tiling to the walls with a harlequin design dado tile inset, shelving to the walls, plumbing for a washing machine, tiling to the floor area and a ceiling mounted light. Further opening to the left into:-

### Downstairs Shower Room

**5'6" x 4'11" (1.68m x 1.50m)**

Suite comprised of a shower cubicle with an electric shower inset, wall mounted wash hand basin and a low flush WC. Radiator, extractor to the outer wall, tiling to the walls with a decorative harlequin effect dado tile inset, and a double glazed window to the side.

### FIRST FLOOR

#### Landing

Double glazed window to the front, loft access to the storage part of the loft space via a pull down ladder leading to the boarded storage area, with the benefit of a light. Stairs rising to the loft space, decorative dado rail and picture rail to the walls, and doors to:-



## Bedroom One

14'11" into bay 10'11" to wall x 11'11" (4.55m into bay 3.33m to wall x 3.63m)

Double glazed deep angled bay window to the front, and a radiator.

## Bedroom Two - Dressing Room

8'11" x 8'10" (2.72m x 2.69m)

Double glazed window to the rear, radiator, wood effect flooring and shelving either side of the chimney breast area. Opening to:-

## Bedroom Two

9'3" x 8'11" (2.82m x 2.72m)

Double glazed window to the rear, radiator, wood effect flooring, and shelving to one corner.

## Bedroom Three

13'8" x 10'11" max 7'9" min (4.17m x 3.33m max 2.36m min)

Double glazed window to the rear, and a radiator.

## Bedroom Five

12'7" x 8'2" + entrance area (3.84m x 2.49m + entrance area)

Double glazed window to the front, radiator and wood effect flooring.

## Bathroom

15'3" x 7'1" (4.65m x 2.16m)

Suite comprised of a double shower cubicle with an electric shower inset, low flush WC, an ornate design pedestal wash hand basin and a free-standing bath with decorative claw feet. Radiator, tiling to the walls with a decorative dado tile inset, and a double glazed window to the side.

## SECOND FLOOR

## Landing

Door to the side into:-

## Bedroom Four

13'8" x 10'9" max 7'9" min (4.17m x 3.28m max 2.36m min)

Double glazed dormer window to the rear, radiator, and a built in wardrobe/storage area situated in the alcove above the stairs

## OUTSIDE

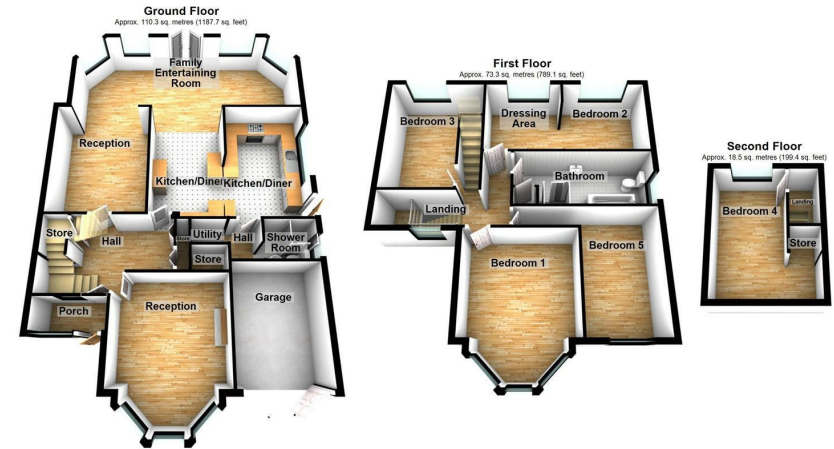
### Rear Garden

L-shaped Creteprint patio area with a timber Pergola incorporated to one side, paved pathway to the side of the property leading to the secure gated area providing direct access to the front garden/driveway. Outside tap to the side of the property, timber shed to the rear garden, a garden laid mainly to lawn with mature well established shrubbery flower beds to the sides and fence perimeters. Lantern style wall mounted lights either side of the French doors from the family room

### Garage

10'10" x 8'4" (3.30m x 2.54m)

Double doors to the front giving access to/from the driveway area, wall. mounted boiler, electric supply and lighting.



Total area: approx. 202.2 sq. metres (2176.2 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using Planity.

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
|                          | 79        |
|                          | 66        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|------------------------------------------------|-----------|
| Current                                        | Potential |
|                                                |           |

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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