

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Springfield Road, Castle Bromwich, Birmingham, B36 0DT

Offers In The Region Of £440,000



Offers In The Region Of £440,000

Springfield Road, Castle Bromwich, Birmingham, B36 0DT

** DETACHED ** THREE/FOUR BEDROOMS ** TWO RECEPTIONS ** GATED DRIVEWAY ** GUEST WC **

This DETACHED traditional build situated in a popular part of Castle Bromwich has been modernised and maintained to a very high standard. The property is set behind secure gates and boasts a DRIVEWAY for multiple vehicles, entrance porch which is now open to the entrance hallway creating a larger entrance area, TWO RECEPTIONS which are also open to each other, kitchen with a bay to the rear, UTILITY with a GUEST WC, and a CONSERVATORY to the rear. The original garage area is converted and being utilised as a FOURTH BEDROOM. To the first floor there are THREE DOUBLE BEDROOMS and a family SHOWER ROOM. The property also benefits from a great FAMILY SIZE REAR GARDEN, central heating and double glazing. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Decorative wall borders with a set of decorative secure gates allowing access to the block paved driveway providing off road parking for multiple vehicles. Decorative slate covered flower beds with shrubbery in places and an artificial lawn area to one of the front corners. Access gate to the side of the property allowing direct access to the rear garden area, wall mounted security light and two wall mounted up/down lighters. Composite door with double glazed windows to either side extending round to one of the side areas, the door allows access to:-

Entrance Porch

5'7" x 3'3" (1.70m x 0.99m)

Double glazed obscure windows to the either side of the front entrance door, further double glazed obscure window to the side, Parquet herringbone design wood effect Cardene flooring, open plan to:-

Entrance Hallway

15' x 5'11" (4.57m x 1.80m)

Stairs rising to the first floor landing area with a storage cupboard below, flat column design radiator, spotlights inset to the ceiling and a decorative coving finish to the ceiling. The Parquet herringbone design wood effect Cardene flooring continues through from the entrance porch area, and doors to:-

Reception Room One

16' into bay 11'11" to wall x 11'2" (4.88m into bay 3.63m to wall x 3.40m)

Double glazed curved bay window to the front,

radiator, decorative plaster effect coving to the ceiling area, and a decorative plaster effect fireplace with a gas fire inset. Parquet herringbone design wood effect Cardene flooring, and opening to the rear into:-

Reception Room Two

14'3" bay 11'10" to wall x 11'11" (4.34m bay 3.61m to wall x 3.63m)

Radiator, decorative coving finish to the ceiling area, and Parquet herringbone design wood effect Cardene flooring continuing through from the first reception room and entrance hallway. Double glazed windows to the rear and to the sides creating a bay area with double glazed French doors inset to the centre allowing access to:-

Kitchen

10'11" x 10'3" (3.33m x 3.12m)

Range of white high gloss effect wall mounted and floor standing base units with a wine rack incorporated. Marble effect work surfaces with a stainless steel effect Belfast sink inset, and an alcove situated under the stairs currently housing the fridge/freezer (not included) Appliances built in consist of an electric AEG Induction hob with a Zanussi under unit oven below, stainless steel effect splash back and extractor above, and an under unit dishwasher. Spotlights inset to the ceiling, decorative coving finish to the ceiling, and a radiator. Marble tiling to the floor area, a double glazed angled bay window to the rear, and door to the side into:-

Utility/Inner Vestibule

Spotlights inset to the ceiling, plumbing for a washing

machine, tile effect flooring, partly tiled brick design walls, double glazed window to the side and a composite door also to the side allowing access to the side garden/entrance area. Internal door to the front into the fourth bedroom area (was the garage) and a further internal door towards the rear into:-

Downstairs Guest WC

4' x 2'5" (1.22m x 0.74m)

Low flush WC with an alcove above currently housing the boiler, spotlights inset to the ceiling area, tile effect flooring, partly tiled brick effect walls and a window to the side.

Fourth Bedroom/Third Reception/Study/Office

14' x 7'1" (4.27m x 2.16m)

Double glazed box bay to the front, wood effect flooring, radiator and spotlights inset to the ceiling area.

FIRST FLOOR

Landing

Double glazed window to the side, loft access via the hatch area with a pull down ladder, boarding to the loft space, light and a sky light.

Bedroom One

16'7" bay 11'11" to wall x 11'2" (5.05m bay 3.63m to wall x 3.40m)

Double glazed curved bay window to the front, radiator and fitted wardrobes to one wall with four partly mirrored sliding access doors.



Bedroom Two

14'3" into bay 11'11" to wall x 11'11" (4.34m into bay 3.63m to wall x 3.63m)

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

Bedroom Three

12'3" x 7'1" (3.73m x 2.16m)

Double glazed angled bow window to the front, wood effect flooring, decorative coving finish to the ceiling area and opening to:-

Walk In Wardrobe

6'1" x 4'4" (1.85m x 1.32m)

Double glazed window to the rear, wood effect flooring continuing through from the bedroom area, ceiling mounted light, decorative coving finish to the ceiling area.

Shower Room

8'6" x 7'6" (2.59m x 2.29m)

Suite comprised of a double walk in shower cubicle with a boiler fed rainfall shower inset and further detachable shower head, low flush WC and a wash hand basin with a waterfall mixer tap inset to a vanity unit providing storage below. Chrome effect ladder radiator, spotlights inset to the ceiling, marble flooring, stone effect tiling to the wall areas with a chrome effect trim, double glazed window to the side and a further double glazed window to the rear.

OUTSIDE

Conservatory

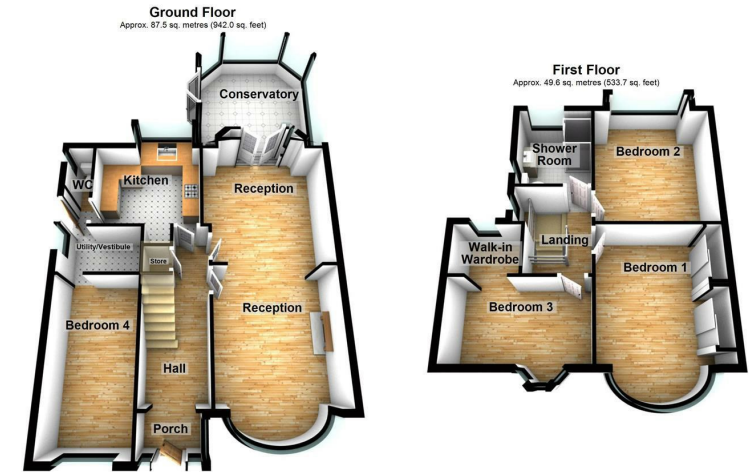
11'4" x 11'11" (3.45m x 3.63m)

Partly brick built with double glazed windows over to the side and to the rear, ceiling mounted light, tiling to the floor area, and a set of double

glazed French doors to the side allowing access to the rear garden. The conservatory is also accessed via the second reception room.

Rear Garden

Fence borders surrounding a private rear garden consisting of a paved patio area leading to a raised decked area to the rear of the conservatory and garden laid mainly to lawn. Shaped flower bed borders with mature well established shrubbery/flowers, and a shaped slate covered pathway to one side of the garden area leading past the low wall retaining pond area, to the Pagoda area towards the rear of the garden. Decorative circular design patio area to one side, security light, double shed, and a single shed. Outside tap, and an access gate to the side of the property allowing access to the front driveway area.



Total area: approx. 137.1 sq. metres (1475.8 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(28-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com