

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Windleaves Road, Castle Bromwich, Birmingham, B36 0BS

Offers In The Region Of £325,000



Offers In The Region Of £325,000

Windleaves Road, Castle Bromwich, Birmingham, B36 0BS

**** NO UPWARD CHAIN ** DRIVEWAY ** TWO RECEPTIONS ** THREE DOUBLE BEDROOMS ****

This semi-detached larger style TRADITIONAL build situated in a popular part of Castle Bromwich is being OFFERED WITH NO CHAIN, The property consists of a PRIVATE DRIVEWAY to the front, enclosed entrance porch, entrance hallway with storage below the stairs, TWO RECEPTION ROOMS, a fitted kitchen, UTILITY room, storage area just off the utility room a DOWNSTAIRS WC and an integral GARAGE. To the first floor there are THREE DOUBLE BEDROOMS, a family bathroom and separate WC. Energy Efficiency Rating:- D

Front Garden

Fence border to the front and to the side of the front garden area laid mainly to lawn with a paved driveway inset providing off road parking for multiple vehicles. (this could be extended and made larger by removing the lawn area) Wall mounted lantern style light to the side of the double glazed French doors allowing access to:-

Entrance Porch

5'5" x 2'1" (1.68m x 0.64m)

Enclosed entrance porch providing added security and shelter from our typical British weather, windows either side of a glazed door allowing access to:-

Entrance Hallway

13'7" x 5'5" (4.14m x 1.65m)

Stairs rising to the first floor landing area with two under stairs storage cupboards, radiator, and a decorative coving finish to the ceiling area. Doors/Openings to:-

Reception One

14' into bay 11'9" to wall x 10'10" (4.27m into bay 3.58m to wall x 3.30m)

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

Reception Room Two

14' max 11'11" min x 10'10" max 8'11" min (4.27m max 3.63m min x 3.30m max 2.72m min)

Double glazed windows to either side of the double glazed sliding patio doors to the rear allowing access to the rear garden area, further double glazed window to the side creating a half bay area. Radiator, decorative coving finish to the ceiling area and a modern wall mounted electric fire to the chimney breast area.

Kitchen

8'5" x 7'4" (2.57m x 2.24m)

Range of floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Lamona double oven, with a four burner Diplomat gas hob over and a stainless steel effect extractor above. Wood effect flooring extending into the open pantry area with a window to the side, partly tiled walls and a double glazed window to the rear. Double glazed door to the side allowing access to:-

Utility Room

7'4" max 5'4" min x 6'4" (2.24m max 1.63m min x 1.93m)

Exposed brick to the wall areas, windows to the rear above the storage cupboard and downstairs

WC access area. Radiator, plumbing for a washing machine inset to the alcove area with shelving over. Electric supply, Polycarbonate style roof, tile effect flooring, double glazed door to the side allowing access to the rear garden area. Further internal doors to:-

Storage Room

5'5" x 2'8" (1.65m x 0.81m)

Shelving to one wall and a wall mounted light

Downstairs WC

5'5" x 2'8" (1.65m x 0.81m)

Low flush WC, outside tap, tile effect flooring, exposed brick walls which have been painted over for brightness and dust management, and a wall mounted light.

Garage

14'9" x 7'4" (4.50m x 2.24m)

Integral single garage area with double doors to the front leading to/from the front driveway area, personal door to the rear into the utility area, wall mounted boiler, fuse board, and utility meters, electric supply and lighting.

FIRST FLOOR

Landing

Double glazed window to the side, loft access via



the hatch area, and a decorative coving finish to the ceiling area. Doors to:-

Bedroom One

14' into bay 11'11" to wall x 10'9" (4.27m into bay 3.63m to wall x 3.28m)

Double glazed curved bay window to the front, with a curved bay radiator below, and a decorative coving finish to the ceiling area.

Bedroom Two

14'6" x 10'10" max 8'11" min (4.42m x 3.30m max 2.72m min)

Double glazed window to the rear extending round to the side creating a half bay area, radiator, decorative coving finish to the ceiling area, and a fitted double storage cupboard with a further double storage cupboard above.

Bedroom Three

10'9" x 8'5" + 8'2" x 2'9" and 7'4" x 3'6" (3.28m x 2.57m + 2.49m x 0.84m and 2.24m x 1.07m)

Double glazed window to the front, radiator, and a decorative coving finish to the ceiling area. Storage cupboard/Wardrobe area 7'4" x 3'6" and a lower level eaves storage area 8'2" x 2'9"

Bathroom

7'4" x 5'9" (2.24m x 1.75m)

Suite comprised of a panelled bath with an electric shower over and shower screen to the side, pedestal wash hand basin to

the side of the bath area. Storage cupboard to the bottom of the bath area (would of originally housed the water tank) Wood effect flooring, tiling to the walls, radiator, extractor fan to the outer wall, and a double glazed window to the rear.

Separate WC

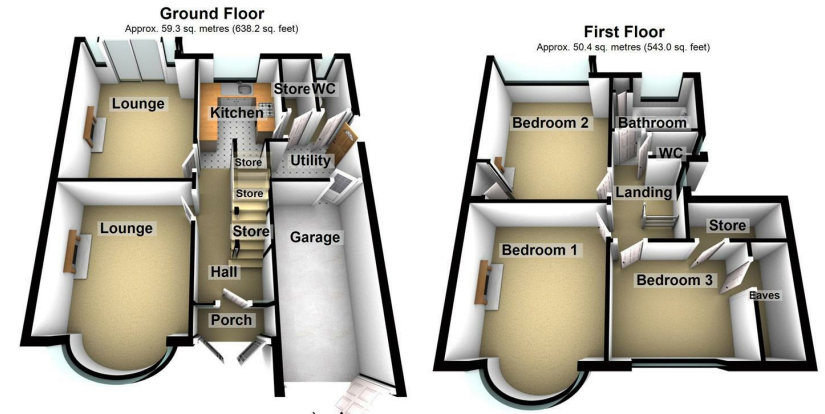
4'6" x 2'4" (1.37m x 0.71m)

Low flush WC, partly tiled walls, wood effect flooring, thinner style coving finish to the ceiling area and a double glazed window to the side.

OUTSIDE

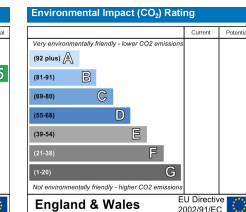
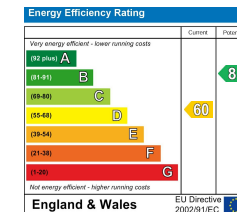
Rear Garden

Paved pathway to the side of the property leading to the access gate providing direct access to the front garden area. Paved patio to the rear of the property leading to a garden laid mainly to lawn with a paved pathway inset and flower bed borders to either side of the garden area. Fence borders, and an outside tap



Total area: approx. 109.7 sq. metres (1181.2 sq. feet)

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



PRIME ESTATES

INDEPENDENT ESTATE AGENTS

254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com