

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

The Olde House, New Street, Castle Bromwich Village, North Solihull, B36 9AP

Offers In The Region Of £550,000





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"UNIQUE DESIGN" "TUDOR STYLE" "DRIVE ON / DRIVE OFF DRIVEWAY" "UNIQUE FEATURES"

This UNIQUE architecturally designed DETACHED property is situated within CASTLE BROMWICH VILLAGE on the beginning of a popular tucked away street. The property has a very old feel to it due to the characteristics and features incorporated, yet it was only built 39 years ago. The property has a DRIVE ON/DRIVE OFF DRIVEWAY, with the properties name inset, front garden with some ornate features to the build, enclosed entrance porch with an ornate old fashioned ring pull. An open and inviting entrance hallway with various doors off, front reception room (currently used as a dining room), middle second reception room leading to and open plan to the third reception room with an inglenook style fireplace, DOWNSTAIRS WC, breakfast kitchen with an unusual SEATING BOOTH for dining, Utility Room via the kitchen area, and a great size GARAGE accessed via the hallway to one side. To the first floor there is an open landing area which currently houses an OFFICE with storage nook, airing cupboard with a radiator inset, FOUR DOUBLE BEDROOMS, the main bedroom benefiting from a recently modernised SHOWER ROOM EN-SUITE, a STAND OUT BALCONY AREA overlooking the beautiful rear garden, and a further recently modernised and re-fitted family bathroom with an additional shower enclosure. Halfway up the ornate dog leg staircase is a stunning Church style stained glass leaded window which sets the hallway and the landing off perfectly. The property has a private extensive rear garden with access to the front via either side of the property. The rear garden itself consists of the main patio area with a Barbecue housing a SMOKER OVEN, a lower side patio area from the third reception room, and a garden laid mainly to lawn with mature shrubbery and flower bed borders also housing a further tucked away paved patio area for discreet seating. Energy Efficiency Rating: E

#### Approach

The property is approached via the tucked away Oldde sac entrance just off the main Chestnut Road in Castle Bromwich Village.

#### Front Garden/Driveway

The property has decorative low level pillars/divides to either side and to the central part of the ornate design Engineering block paved DRIVE ON/DRIVE OFF driveway for multiple vehicles with the properties 'The Olde House' plaque inset. Mature shrubbery and flower bed borders to either side with a central mature shrubbery area creating the turning point for the driveway area. Ornate wall plaques to the garage outer wall, ornate Finials to the intricate exposed beam supports either side of the box bay window area. Access points to either side of the property allowing direct access to the rear garden area. A decorative stained glass ornate door with matching windows to either side allowing access to:

#### Entrance Porch

7.9' x 3.5' (2.36m x 1.04m)

Enclosed entrance porch with a wall mounted old fashioned style lantern light either side of the main entrance door, exposed brickwork, and an ornate wall mounted doorbell pull. Quarry style tiling to the floor area with a doormat inset and decorative brass effect edging. Ornate wooden carved sleeper over and including the ornate stained glass design leaded windows either side of the main entrance door into:

#### Entrance Hallway

13.1' max 7.9' min x 11' (3.99m max x 3.35m)

Herringbone design Parquet flooring, decorative ottoman seating area inset to an alcove on one side of the hallway with a matching cloaks cupboard and over head storage unit. Radiator, ornate dog leg stairs rising to the first floor landing area via the decorative halfway area. Doors leading off to:

#### Guest WC

6.2' x 6.5' (1.88m x 1.96m)

Cleverly situated under the stair case area, consisting of a wall mounted wash hand basin and a low flush WC, Radiator, storage nook tucked in under the stairs area, exposed brickwork to two walls, wall mounted lights, window to the side and herringbone design Parquet flooring.

#### Reception Room One

13.3' into bay 11.7' to wall x 11.9' (4.09m into bay 3.58m to wall x 3.68m)

Box bay window to the front, radiator, decorative archway serving hatch with double doors inset to the rear into the utility area. Decorative plaster effect coving to the ceiling area with a matching ceiling rose and decorative exposed brickwork to one wall.

#### Reception Room Two

14.5' (4.43m) x 8.6m x 2.65m

Decorative plaster effect ceiling rose with decorative coving finish also to the ceiling area, radiator, and herringbone design Parquet flooring. Wooden steps via the open plan opening with an ornate carved sleeper to the ceiling area leading to the slightly lower tier:

#### Reception Room Three

14.7' x 12.2' (4.50m x 3.71m)

Decorative leaded window to the side, double glazed sliding patio doors to the rear allowing access to the lower second patio area in the rear garden. Inglenook fireplace with ornate wooden carvings over, decorative pillars with ornate supports to the front, decorative shelving to either side of the chimney breast area. Quarry style tiling to the hearth with a decorative wooden finish, gas fire inset to the chimney breast area (this can accommodate an open fire, as it has previously). Radiator and a decorative coving finish to the ceiling.

#### Kitchen/Dining Room

17.1' x 9.8' (5.21m x 2.99m)

Range of wall mounted and floor standing base units with a Peninsula style wall unit divide, open display shelving and a glass fronted display wall unit. Wine rack incorporated to one side of the divide, and a wooden edged work surface with a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of a corner gas hob, and an eye level double oven. Plumbing for a dishwasher, and a quirky corner faceted seating booth creating a dining area with decorative wooden beam/pillars dividing. Two radiators, partly tiled walls, tile effect flooring, leaded glazed window to the rear, a matching leaded glazed door also to the rear allowing access to the rear garden area. Further internal door to the front allowing access to:

#### Utility Room

10.5' x 6.5' (3.19m x 1.96m)

Range of base units with a formica work top over, tile effect flooring, extractor fan to the ceiling, concealed boiler. Plumbing for a washing machine, serving hatch with double opening doors to the dining room, and a decorative glazed door to the side allowing access to the gated side entrance area with a canopy over creating shelter.

#### FIRST FLOOR

#### Half Way Area to the Stairs

Ornate carved dog leg stairs with a Church style ornate stained glass effect leading window to the side, decorative coving finish to the ceiling.

#### Landing

Decorative leaded window to the front, decorative coving finish to the ceiling area, and two decorative ceiling roses. Two radiators, loft access via the pull down hatch with a pull down ladder, two lights and partly boarded floor area. Exposed wall to one side of the stairs and the office area, and an airing cupboard with shelving and a radiator inset. Doors to:

#### Open Office and Storage Space

The office area and storage alcove/hook is situated to the open landing area at the front of the property.

#### Bedroom One

15.6' x 12' (4.76m x 3.66m)

Decorative leaded window to the side, fitted wardrobes to one wall with three mirror effect sliding doors for access. Decorative plaster effect light up niche inset to the wall on entry, radiator, decorative archway from the entrance area and the actual bed area. Decorative picture framing to the wall where the bed resides, an internal door to the en-suite shower room, and a set of double glazed sliding patio doors to the rear onto:

#### Balcony Area

12.2' x 9.8' (3.71m x 2.99m)

Wall borders with a decorative bowed design railings, decorative pagoda beams over with ornate finials, and an engineering brick to finish the top of the wall areas. This balcony is an open area to allow seating on this is not a Romeo & Juliette closed balcony area.

#### En-Suite Shower Room

8.2' x 5.9' (2.50m x 1.79m)

Suite comprised of a double walk in shower area with a half pivot door for access and a boiler fed rainfall shower head over, low flush WC, and a pedestal wash hand basin with a mixer tap over. Tile effect flooring, bevelled edge brick effect tiling to the wall areas with a decorative chrome edging. Decorative coving finish to the ceiling, extractor fan, spotlight in the shower area, a window to the side, and a double mirror cabinet to the wall.

#### Bedroom Two

13.5' x 8.7' (4.09m x 2.62m)

Window to the rear, radiator, decorative coving finish to the ceiling and built in wardrobe with a single access door.

#### Bedroom Three

15.4' max 9.0' min x 9.0' (4.69m max x 2.77m min)

Window to the rear, radiator, and a decorative coving finish to the ceiling.







## Bedroom Four

13'8" max 10'11" min x 11'9" (4.17m max 3.33m min x 3.58m)

Window to the front, radiator, decorative coving finish to the ceiling with a decorative ceiling rose also to the ceiling. Fitted wardrobes to one wall with four mirror effect sliding access doors and a decorative picture framing to the wall where the bed resides.

## Family Bathroom

10'5" x 6'5" (3.18m x 1.96m)

Suite comprised of a panelled bath with a mixer tap over, a concealed tucked away shower enclosure with bi-fold access door and a boiler fed rainfall shower inset. Low flush WC and a pedestal wash hand basin with a mixer tap over. Spotlight inset to the shower area, radiator, three decorative niches to allow storage or displays within the shower entrance area. Bevelled edged brick style tiling to the walls, tile effect flooring.

## OUTSIDE

### Garage

19'4" x 10' (5.89m x 3.05m)

Up and over door to the front, personal door to the side into the hallway area, two windows to the side, workbench area with a stainless steel sink and drainer unit incorporated. Electric supply and lighting. The garage has a rafter style loft space creating further storage

## REAR GARDEN

### Side Patio Area

Low wall borders with an engineered brick finish over and an ornate plaque inset over the engineering block paved patio area access via the main patio area, side access area or the dining room doors.

### Main Patio Area

Engineering herringbone design block paved patio area with a low wall divide to the raised garden area with curved design steps inset. Two wall mounted lights, one to the rear of the property and one to the side of the third reception room outer wall, and an outside tap.

### Barbecue Area

Brick built barbecue with pagoda beams over and an ornate smoker oven inset

### Side Access Area

Gated area accessed via the front driveway, the main patio area, or the utility room with a canopy over protecting the utility entrance from the elements. Raised low wall retaining flower bed to one side, a wall mounted light

## Main Garden Area

Garden laid mainly to lawn with mature shrubbery and flower bed borders creating a private rear garden, a further paved patio area concealed to the rear of the garden creating a private seating area.

## FURTHER INFORMATION

Property was built around 39 years ago

Council Tax Band F

Energy Efficiency Rating - E

Current owners are retiring and moving to the coast



Total area: approx. 185.8 sq. metres (1999.8 sq. feet)

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

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	
	81
	51
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

# PRIME ESTATES

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