



Offers In The Region Of £375,000

Colleshill Road, Marston Green, Birmingham, B37 7HW

** TWO ROOMS IN THE DORMER ** FOUR LIVING/BEDROOMS TO THE GROUND FLOOR **

This DORMER style link-detached bungalow can be configured to suit your family needs, the property is currently utilised as a FIVE BEDROOM bungalow and one LOUNGE area, but this could easily be adapted to suit your needs if you require less bedrooms and more living space. The property requires some TLC but offers a great size plot with masses of further potential for expanding (subject to gaining relevant permissions) The DRIVEWAY has the added security of an entrance gate, and offers off road parking for multiple-vehicles, this could be enlarged if required by paving some of the lawn area. The ground floor consists of an entrance hallway, lounge, kitchen/dining room, utility, currently three rooms used as bedrooms, garage, downstairs WC and rear/side garden areas. The Dormer area has two bedrooms and a landing area. Energy Efficiency Rating:- E

Front Garden/Driveway

Fence perimeter to one side, composite fencing to the other side, privet border to the front and an access gate leading from the public footpath to the crazy paved driveway providing off road parking for multiple vehicles. Garden is laid mainly to lawn to the side of the driveway area (the driveway could be made considerably larger if you were to remove the lawn and apply further hard grounding. Double glazed door allowing access to:-

Entrance Hallway

13'9" x 5'8" opening up to 7'9" x 7'2" (4.19m x 1.73m opening up to 2.36m x 2.18m)

Stairs rising to the first floor landing area with a storage cupboard below, grey wood effect flooring, radiator and doors to:-

Bedroom/Room One

16'3" into bay 12' to wall x 11'11" (4.95m into bay 3.66m to wall x 3.63m)

Double glazed window to the front, and a double glazed box bay to the side. Radiator, and exposed floor boards to the floor area.

Bedroom/Room Two

11'11" x 8'4" (3.63m x 2.54m)

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

Bedroom/Room Three

13'11" x 8'9" (4.24m x 2.67m)

Double glazed window to the front and a radiator.

Lounge

16'2" x 13'10" (4.93m x 4.22m)

Double glazed triangular bow window to the side, radiator, decorative panelling to one wall and wood effect flooring. Double glazed windows either side and above a double glazed sliding patio door to the rear allowing access to/from the rear garden area.

Kitchen/Dining Room (L-shaped + Bay)

16'6" x 7'1" + 9' x 5'1" + bay 7' x 5'3" (5.03m x 2.16m + 2.74m x 1.55m + bay 2.13m x 1.60m)

Range of wall mounted and floor standing

base units inset into the bay area extending out to the smaller area listed in the measurements above. Wood effect work surfaces incorporating a stainless steel effect sink and drainer unit with a mixer tap over inset to the bay area. Wood effect flooring throughout the three areas, partly tiled walls to the kitchen area only and a double glazed box bay window to the side (kitchen area) Hatch doors inset to the wall between the dining area and the utility room, radiator in the dining area, and a further double glazed window to the rear also in the dining room area. Internal door leading to:-

Utility Room

7'2" x 4'8" (2.18m x 1.42m)

Work surface to one wall allowing space for white goods below, also plumbing for a washing machine below, and a wall mounted boiler above. Wood effect flooring, wood effect panelling to the ceiling area, and a double glazed door allowing access to the side/rear garden area.



Bathroom

7'10" x 6'8" (2.39m x 2.03m)

Suite comprised of a panelled bath, separate shower cubicle with a boiler fed shower inset and bi-fold doors for access, low flush WC and a pedestal wash hand basin. Wood effect partly tiled walls with a decorative chrome effect trim, ornate design floor tiles to the floor area, radiator and a double glazed window to the side.

FIRST FLOOR DORMER

Landing

Shelving around the stairs area as you come through to the landing area, and doors to:-

Bedroom One

11'5" x 9'4" (3.48m x 2.84m)

Double glazed window inset to the dormer area to the rear, radiator, and fitted wardrobes to one wall consisting of two doubles.

Bedroom Two

10' x 7'8" (3.05m x 2.34m)

Double glazed window inset to the dormer area to the front, and a radiator.

OUTSIDE

Double Garage

14'5" x 11'11" (4.39m x 3.63m)

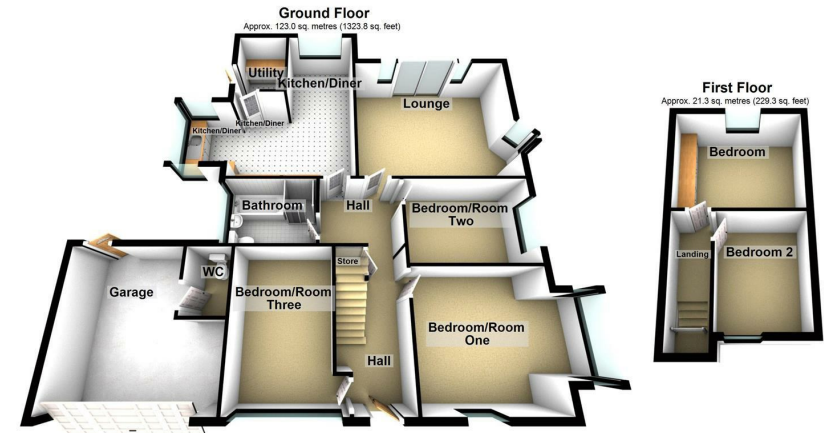
Side garage with access from the rear garden area, front driveway area but not internally from the property. The garage consists of an up and over door to the front, electric supply, lighting and a personal door to the rear into/from the rear garden area. Internal door to:-

Downstairs/Outside WC

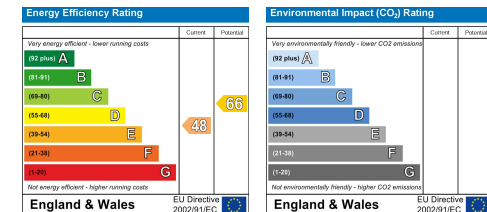
Low flush WC set to one of rear corner of the garage area within its own room/cubicle area.

Rear Garden + Side Gardens

Paved patio area to the side and to the rear of the property with a paved pathway extending to the other side of the property. Low fence divide to the paved areas leading to a lower tier Pagoda covered decked seating area extending to a further uncovered decked patio area to one side of the garden. Lawn area to the rear of the garden area continuing round to the opposite side garden area. Fence perimeters, outside light and an outside tap. Covered storage area to the rear of the garage and side of the property.



Total area: approx. 144.3 sq. metres (1553.0 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