

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Water Orton Road, Castle Bromwich, Birmingham, B36 9HE

Offers Over £500,000



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**** DETACHED ** RE-FURBISHED THROUGHOUT IN THE LAST 4 YEARS ** HIGH QUALITY ****

******* GOOD QUALITY FIXTURES AND FITTINGS THROUGHOUT *******

This DETACHED property is situated on Water Orton Road within a service road, it is set back from the road and on a corner. The property has an EXPANSIVE DRIVEWAY for a minimum of ten vehicles. The property consists internally of an ENCLOSED ENTRANCE PORCH, entrance hallway, additional side hallway with storage, front private reception room, open plan kitchen/dining/sitting room via the open plan entrance hallway, DOWNSTAIRS SHOWER ROOM, A UTILITY ROOM, an OFFICE and a store/original part of the garage area. To the first floor there are FOUR BEDROOMS and a family walk-in modern shower room. The LANDSCAPED GARDENS make you feel like you are in some beautiful holiday destination with the OUTDOOR KITCHEN area and low maintenance but high quality paving and lawn areas. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Fence border to one side and to the rear garden area with an access gate inset to allow direct access from the front driveway to the rear garden area. Low wall perimeter to the front extending round to one side (corner side) of the decorative Cotswold style gravel covered driveway providing off road parking for a minimum of ten average size vehicles. British Yorkstone paved doorstep area, three modern up/down lights to the front of the property and a Composite front door allowing access to:-

Entrance Porch

5'6" x 2'2" (1.68m x 0.66m)

Enclosed entrance porch area with double glazed windows either side of the entrance door and a further double glazed window to one side. Spotlights inset to the ceiling area, marble effect tiling to the floor area with matching tile to the lower part of the wall, and a further double glazed obscure door leading to:-

Entrance Hallway

15'11" x 5'4" (4.85m x 1.63m)

The initial entrance hallway is open plan to the rear kitchen/dining/sitting room area and consists of a modern column style radiator, marble effect flooring extending through from the entrance porch area with matching tile to the lower wall areas. Doors to the front reception room, and the downstairs shower room. Opening to the side into:-

Side Hallway Area

11'8" x 7'5" (3.56m x 2.26m)

Double glazed window to the front, stairs rising to the first floor landing with convenient segmented storage below, and a further storage cupboard. Horizontal modern style column radiator, marble effect tiling to the floor area extending through from the entrance hallway with matching tile to the lower wall area.

Downstairs Shower Room

7'3" x 5'4" max 2'11" min (2.21m x 1.63m max 0.67m min)

Tiled shower cubicle with bi-fold doors inset to the recessed area has a boiler fed rainfall shower over and a separate detachable shower head incorporated. Low flush WC and a wash hand basin with an ornate tap over inset to a vanity unit providing storage below. Ladder style radiator, shaver power point, spotlights inset to the ceiling area, and a double glazed window to the side. Marble effect tiling to the floor area with matching marble effect tile to the lower wall area, and marble effect tiling to the walls with decorative chrome effect trim.

Reception Room

12 to wall 13'10 into bay x 11' (3.66m to wall 4.23m into bay x 3.35m)

Double glazed curved bay window to the front, and vertical modern column style radiators either side of the bay area.

Open Plan Kitchen/Dining Room/Sitting Room

25' max 11' min x 18'5" max 8'4" min (7.62m max 3.35m min x 5.61m max 2.54m min)

KITCHEN AREA - Range of wall mounted and floor standing base units with a Granite marble effect work surface over, (matching up-stands to the walls) incorporating a Belfast style sink inset with a detachable spray headed mixer tap over. Appliances built in consist of an eye level Neff oven with a Neff microwave over, Neff four burner gas hob with a modern black glass effect extractor over, an under unit dishwasher and an under unit slim line wine cooler. Spotlights inset to the ceiling area, double glazed window to the side and the marble effect tiling continuing through from the entrance hallway area with matching tile to the lower wall area. LED lighting to the kick board area. DINING AREA - Island area creating a Breakfast bar seating area with matching storage units, and display shelving

below, and the marble effect Granite work surface over. Decorative niche shelving area inset to one wall, vertical modern style vertical column radiator, spotlights inset to the ceiling area, marble effect flooring continuing through from the kitchen/hallway area with a matching tile to the lower wall area. LED lighting to the kick board around the Island. SITTING AREA - Double glazed picture window to the side, double glazed triple bi-fold doors to the rear allowing access to the rear garden area, marble effect tiling to the floor area with a matching marble effect tile to the lower wall areas, and spotlights inset to the ceiling area. Internal Oak style door to the side into:-

Utility Room

14'4" x 7'2" (4.37m x 2.18m)

Range of wall mounted and floor standing base units, plumbing for a washing machine, double glazed window to the rear, modern column style radiator, and spotlights inset to the ceiling area. Marble effect tiling to the floor area continuing through from the open plan kitchen/dining/sitting room. Internal Door to the front into:-

Office Room

8'7" x 8'3" (2.62m x 2.51m)

This area is used as an office by the current owners, it was originally part of the garage area.

FIRST FLOOR

Bedroom One

14'6" into bay 12' to wall x 10'11" (4.42m into bay 3.66m to wall x 3.37m)

Double glazed curved bay window to the front, modern vertical column style radiator either side of the bay window, and built in wardrobes consisting of a double mirror fronted, further double with solid style doors and a single also with a solid style door.



Landing

Double glazed window to the side, vertical modern column style radiator, lost access via the hatch area, and spotlights inset to the ceiling. Doors to:-

Bedroom Two

14'7" into bay 13' to wall x 11' (4.45m into bay 3.96m to wall x 3.35m)

Double glazed box bay window to the front, modern vertical column design radiator.

Bedroom Three (L-shaped)

10'4" x 7'3" + 4'6" x 4'3" (3.15m x 2.21m + 1.37m x 1.30m)

Two double glazed windows to the front, modern column style radiator, and an open fronted single wardrobe area inset to the alcove over the stairs.

Bedroom Four

8'10" x 5'4" (2.69m x 1.63m)

Double glazed window to the side, and a modern column style radiator.

Shower Room

8'6" x 7'4" (2.59m x 2.24m)

Suite comprised of a walk in shower area with a boiler fed shower inset consisting of an over sized rainfall above three sets of jets inset to the wall and a further detachable shower head. Decorative niche area inset to one of the shower walls creating a shelving or display area with a chrome effect trim. Concealed low flush WC and a wash hand basin inset to a vanity unit providing storage below with a light up decorative mirror above. Flat ladder style radiator, storage cupboard to the end of the shower area, spotlights inset to the ceiling, and a double glazed window to the rear. Further decorative niche area with chrome effect trim inset over the WC area, tiling to the walls, and tiling to the floor area with the benefit of under floor heating.

OUTSIDE

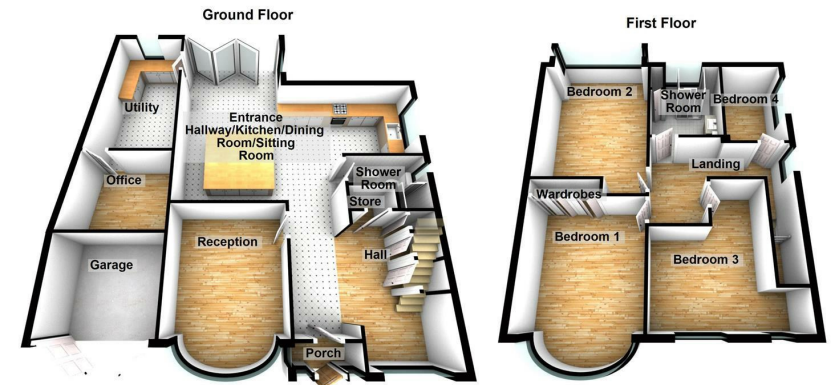
Garage

10'4" x 9'11" (3.15m x 3.02m)

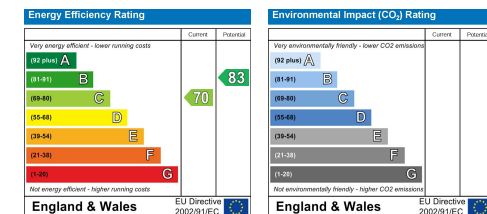
Double doors to the front giving access from the front driveway area, electric supply and lighting. Loft area has the ability to add loft storage space (currently not boarded)

Rear & Side Garden

REAR GARDEN AREA - British Yorkstone paved patio area laid over two tiers, two security lights to the rear of the building, and a mix of wall and fence perimeters to this area. Outdoor kitchen area with a wood burning oven/chiminea with log storage areas, shelving and a British Yorkstone work top over. SIDE GARDEN AREA - The British Yorkstone patio area extends into the side garden and surrounds via pathways the decorative shaped low maintenance artificial lawn. Stone covered flower bed edging in parts, fence borders with an access gate inset allowing direct access to the front driveway area.



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



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