



Offers Over £300,000

Balmoral Road, Castle Bromwich, Birmingham, B36 0JT

** NO UPWARD CHAIN ** EXTENDED ** FURTHER POTENTIAL ** FOUR BEDROOMS **

This semi-detached traditional build property is situated in a cul-de-sac location in the Castle Bromwich area. The property is being offered with no upward chain and consists of a front garden and DRIVEWAY providing access to the OVER SIZED GARAGE AREA and off road parking for multiple vehicles. Enclosed entrance porch gives way to the entrance hallway providing access to the front reception room and kitchen area, the front reception room leads to the rear dining room area which is open plan to the side into the kitchen area. There is a CONSERVATORY to the rear accessed via the dining room, this area also gives access to the UTILITY situated to the rear of the property. The garage has the benefit of a DOWNSTAIRS WC. To the first floor there is a nice size landing area which gives access to the FOUR BEDROOMS, family bathroom and separate WC. Energy Efficiency Rating D

Approach

The property is set in the circle of a cul-de-sac within the Castle Bromwich area.

Front Garden

Low wall border to the front of the garden laid mainly to lawn with mature shrubbery borders, paved and hard standing driveway to the side of the garden area providing off road parking for multiple vehicles. Double glazed door to:-

Entrance Porch

5'10" x 2' (1.78m x 0.61m)

Enclosed entrance porch with double glazed windows either side, and above the entrance door creating a decorative archway design, storage cupboards housing utility meters also either side of the entrance door. Further windows either side and above a further door allowing access to:-

Entrance Hallway

11'1" x 6'2" (3.38m x 1.88m)

Stairs rising to the first floor landing with open space below, radiator, and a double glazed window to the side. Decorative coving finish to the ceiling area and doors to:-

Lounge

16 into bay 13' to wall x 12'4" (4.88m into bay 3.96m to wall x 3.76m)

Double glazed angled bay window to the front, with a radiator also set into the bay area. Brick style fireplace housing an open grate coal fire, Quarry tiled hearth extending to one side creating a shelf area. Retro style smoked glass sliding doors to the rear allowing access to:-

Dining Room

9'6" x 8'10" (2.90m x 2.69m)

Opening to the side into the kitchen area, radiator, and decorative coving finish to the ceiling area. Further retro style sliding glass doors to the rear allowing access to the conservatory.

Kitchen

9'8" x 9'7" (2.95m x 2.92m)

Range of wall mounted and floor standing base units with a tile top work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tile effect flooring, window to the rear with a louvre window incorporated and a doors to the front into/from the entrance hallway, and a further door to the side into the garage area.

Conservatory

15'9" x 5'6" (4.80m x 1.68m)

Partly brick built with windows over to the rear, and double doors also to the rear allowing access to the rear garden area. Internal sliding door to the side into:-

Utility

8'3" x 5'6" (2.51m x 1.68m)

Base unit with a stainless steel effect sink and drainer unit, radiator with airing rails over, window to the rear and a door to the side into/from the rear garden area. Further door to the front giving access to the garage area.

FIRST FLOOR

Landing

Storage cupboard, loft access via the hatch area and a decorative coving finish to the ceiling area. Doors to:-

Bedroom One

15'3 into bay 11'9" wall x 10'10" (4.65m into bay 3.58m wall x 3.30m)

Double glazed angled bay window to the front with a radiator also inset to the bay area. Fitted bedroom units consisting of four double wardrobes with double over head units, further fitted headboard with a two drawer bedside cabinet either side. Decorative coving finish to the ceiling area.



Bedroom Two

17' max 7'7" min x 12'11" max 10' min (5.18m max 2.31m min x 3.94m max 3.05m min)
Double glazed windows to the front and to the rear, and a radiator.

Bedroom Three

10'10" x 8'8" (3.30m x 2.64m)
Double glazed window to the rear, radiator, decorative coving finish to the ceiling and shelving inset to the alcove. Fitted bedroom units consisting of three single over head units over the bed area, a single bedside cabinet to one side of the bed area, a corner wardrobe with an over head unit above. Dressing table area with three drawer units either side of the single central dresser drawer.

Bedroom Four

8'9" x 7'11" (2.67m x 2.41m)
Double glazed window to the front, radiator and a storage cupboard situated over the bulk head of the staircase.

Bathroom

7'10" x 5'6" (2.39m x 1.68m)
Retro blue suite comprised of a panelled bath with a boiler fed shower over, crock soap dish inset to the tiled walls and a shower screen to the side, a pedestal wash hand basin with a crock toothbrush holder and towel holder inset to the tiled walls. Radiator, shaver point, mirror inset to the alcove over the bath area, and a double glazed window to the rear.

WC

5'7" x 2'7" (1.70m x 0.79m)
Retro blue low flush WC, tile effect flooring, tiled walls and a double glazed window to the rear.

OUTSIDE

Over sized Garage

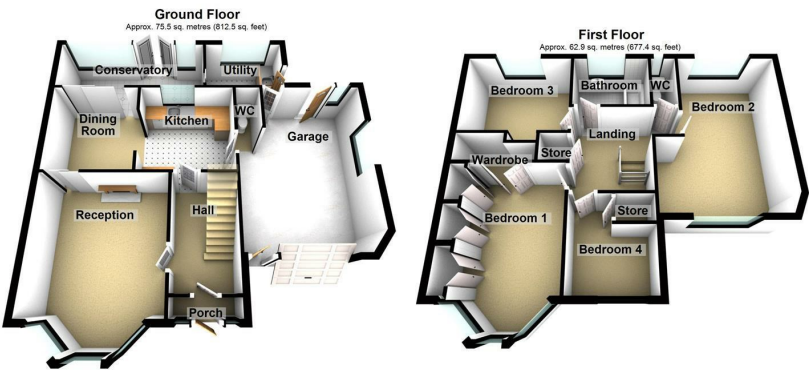
17'5" x 12'11" (5.31m x 3.94m)
Up and over door to the front, window to the side, wall mounted boiler, electric supply and lighting. Door to the rear allowing access to the rear garden area, further door to the rear into the utility area, door to the side into the kitchen area and a single door to the front, just to the side of the garage door area allowing further access to the driveway. Opening to:-

Downstairs WC

4'7" x 2'6" (1.40m x 0.76m)
Low flush WC and a light.

Rear Garden

Mixture of wall and fence borders with an access gate to the side into the shared side entrance area, further gate to the rear into into the rear communal walkway/park area. Shaped paved patio area leading to a decorative sunken design flower bed (was originally a pond now filled in) Garden laid mainly to lawn with mature shrubbery and flower bed borders. Further seating area concealed to the rear of the garden. The garden can be further accessed via the conservatory, utility room, or garage area.



Total area: approx. 138.4 sq. metres (1489.9 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanItUp.

