





## Offers In The Region Of £450,000

### Chester Road, Castle Bromwich Village, Birmingham, B36 9DA

\*\* LINK DETACHED \* IMMACULATE THROUGHOUT \* TWO/THREE RECEPTIONS \* DOUBLE GARAGE \*

This IMMACULATE LINK DETACHED property is situated in a service road which feeds a few houses up by Castle Bromwich Hall Gardens. The property has a wealth of features to offer which overall create an AMAZING FAMILY HOME. The property has a DOUBLE DRIVEWAY to the fore of the DOUBLE GARAGE, a well maintained front garden to the side of the garage area, enclosed entrance porch which gives internal access to the garage area. The original two receptions are now a lovely size THROUGH LOUNGE, there is a further DINING ROOM to the side of the modern fitted kitchen. Utility room, rear garden, and a DOWNSTAIRS SHOWER ROOM complete the ground floor. To the first floor there are FOUR BEDROOMS (all able to accommodate a double bed) and a family bathroom with a further shower incorporated. The rear garden is well maintained and established. Energy Efficiency Rating:- D

#### Approach

The property is approached via a private slip road giving access to a few properties. Dropped kerb leading to:-

#### Front Garden

Mature privet border to one side of the front garden area consisting of a garden laid mainly to lawn with a low wall retaining flower bed to the front, paved pathway divide to the double driveway to the other side of the lawn area. The pathway divide extends under the bow window creating a walking area to the front of the property. There is a further paved pathway between the lawn area and the privet again creating a walking area, which extends down the side of the property to the access gate allowing access to the rear garden area. Wall mounted light to one side of the double glazed decorative door allowing access to the porch area with matching height windows either side.

#### Entrance Porch

**5'9" x 4'5" (1.52m'2.74m" x 1.22m'1.52m" )**

Enclosed entrance porch with tiling to the floor area with matching up-stands to the lower part of the wall area. Internal door to the side allowing direct access to the garage area. Further glazed door to the rear leading into:-

#### Entrance Hallway

Stairs rising to the first floor landing area with a generous storage cupboard below, further storage cupboard between the dining area and dining room. Radiator with a decorative cover over, and a decorative coving finish to the ceiling area. Internal double doors

to the through lounge/dining room area, and single doors to the dining room, and the downstairs shower room area.

#### Downstairs Shower Room

**8'7" max 4'11" min x 8" (2.44m'2.13m" max 1.22m'3.35m" min x 2.44m")**

Suite comprised of a corner shower cubicle inset to the alcove with an electric shower inset, and an extractor to an outer wall/garage wall. Low flush WC and a wash hand basin inset to a vanity unit providing storage below. Tiling to the floor area, partly tiled walls, double glazed window to the side into the utility area and a radiator.

#### Through Lounge/Dining Room

**24'11" x 13'11" max 11'10" min (7.32m'3.35m" x 3.96m'3.35m" max 3.35m'3.05m" min )**

Double glazed bow window to the front, double glazed sliding patio doors to the rear allowing access to/from the rear garden area. Two radiators, hatch area to the side into what is now a dining room but originally was the kitchen area. Decorative coving finish to the ceiling area, and a ceiling rose. Decorative dado rail to the walls, and a decorative ornate style fire surround with a stone effect back over hearth with a decorative electric fire inset.

#### Dining Room

**11'10" x 8'10" (3.35m'3.05m" x 2.44m'3.05m")**

Double glazed sliding patio doors to the rear allowing access to/from the rear garden area. Radiator, decorative coving finish to the ceiling area, and the original serving hatch to the side into the rear of the

through lounge area currently used as a further dining area. Open archway to the side allowing access to:-

#### Kitchen

**11'2" x 7'2" (3.35m'0.61m" x 2.13m'0.61m")**

Range of modern style wall mounted and floor standing base units with a glittery effect 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 Zanussi electric oven with a Borsch electric hob over and extractor canopy over. There is also the benefit of an under unit integrated dishwasher. Partly tiled white brick design walls with a decorative chrome trim where required, and tiling to the floor area. Radiator, double glazed window to the rear and a double glazed door to the front allowing access to:-

#### Utility Room

**8'1" x 7'9" (2.44m'0.30m" x 2.13m'2.74m" )**

Base units to one wall with a work surface over, plumbing for a washing machine, wood effect flooring, double glazed window to the side into the downstairs shower room, single glazed window to the front and a door to the front leading into the double garage area.

#### FIRST FLOOR

#### Landing

Loft access via the hatch area, storage cupboard housing the boiler, double glazed window part way up the stairs between the entrance hallway and landing area, and a decorative ceiling rose to the ceiling area. Doors to:-







Bedroom One

15'7" max 12'9" min x 12'2" (4.57m'2.13m" max 3.66m'2.74m" min x 3.66m'0.61m")

Double glazed window to the rear, and a radiator

Bedroom Two

12'6" x 8'10" + entry area (3.66m'1.83m" x 2.44m'3.05m" + entry area )

Double glazed picture window to the front, and a radiator

Bedroom Three

10'5" x 8'10" (3.05m'1.52m" x 2.44m'3.05m")

Double glazed window to the rear, and a radiator

Bedroom Four

9'5" x 8'9" (2.74m'1.52m" x 2.44m'2.74m" )

Double glazed picture window to the front.

Bathroom

9'1" max 5'6" min x 7'8" (2.74m'0.30m" max 1.52m'1.83m" min x 2.13m'2.44m")

Suite comprised of a panelled bath with a water fall mixer tap over, shower enclosure with a boiler fed shower inset and spotlight with extractor above. Low flush WC and a pedestal wash hand basin. Chrome effect ladder radiator, and a further radiator. Tiling to the walls with a decorative dado effect tile inset, tiling to the floor area, and a double glazed window to the front with a further double glazed window to the side.

OUTSIDE

Rear Garden

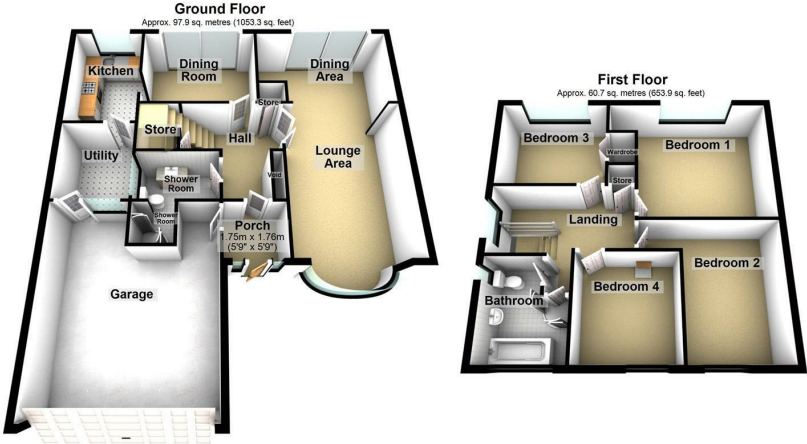
Mixture of fence and mature privet borders surrounding a rear garden consisting of a paved

patio area leading to a garden laid mainly to lawn. Rockery flower bed to one rear corner, and a low wall raised flower bed to the other side. Access gate to the side of the property allowing direct access to the front garden area.

Double Side Garage

18' max 7' min x 15'6" (5.49m' max 2.13m' min x 4.57m'1.83m")

Up and over double door to the front, personal door to the rear into the utility area, further personal door to the side into the entrance porch area. Electric supply, lighting and a window to the rear also through into the utility room.



Total area: approx. 158.6 sq. metres (1707.2 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp

