



Offers In The Region Of £410,000

Chester Road, Castle Bromwich, Birmingham, B36 0LF

**** FIVE BEDROOM PROPERTY ** EXTENDED OPEN PLAN KITCHEN/DINING/RECEPTION ROOM ****

If you are looking for a LARGER style property with a LARGER ACCOMMODATING DRIVEWAY then this is the property for you. The Rear EXTENDED KITCHEN AREA also has the benefit of AIR CONDITIONING which we all know we need in the UK due to Global Warming. The rear garden of this property is SOUTH FACING GARDEN and has the benefit of BI-FOLD DOORS allowing the rear of the property to open through to the garden area - What more could you ask for? Large Driveway, Five Bedrooms, Downstairs Shower Room EN-SUITE. Private Lounge to the front. FOUR further bedrooms upstairs and a family Bathroom. And to top it all off The rear garden is a great size for families and offers further potential for a summer house without minimising the garden area. Energy Efficiency Rating:- D

Approach

The property is set back in the service road, so not directly on the main Chester Road which is partially concealed via the lawn and mature shrubbery areas between the service road and the main part of Chester Road.

Front Garden/Driveway

Fence borders to either side of the generous driveway area providing off road parking for MULTIPLE vehicles, the driveway consists of decorative mixed monochrome stone area, and a complimenting grey block paved area with lighting inset to the floor, also creating a pathway to the side access gate which allows direct side access to the rear garden area, a security light to the front and a double glazed door to:-

Entrance Porch

3'9" x 3'1" (1.14m x 0.94m)

Enclosed entrance porch with double glazed windows to the front either side of the entrance door, spotlight inset to the ceiling area, Quarry style tiling to the floor area, and an Oak style partly decorative glazed door to:-

Entrance Hallway

11'3" x 6'5" max to include stairs area (3.43m x 1.96m max to include stairs area)

Radiator, stairs rising to the first floor tiered landing area, cloak cupboard under the stairs which also has access through to the further reception room/fifth bedroom. Parquet original flooring and doors to:-

Reception Room One

13'6" into bay 11'7" min x 10'11" (4.11m into bay 3.53m min x 3.33m)

Double glazed extended angled bay window to the front, decorative picture rail to the walls and ceiling rose to the ceiling area. Oak flooring, and two modern style grey flat column radiators to the walls.

Further Reception Room/Fifth Bedroom (accessed via

10'8" x 8'6" (3.25m x 2.59m)

This area would of originally been the garage area, but this could be utilised as a reception room or downstairs fifth bedroom for a family member with restricted mobility. Double glazed window to the front, radiator, spotlights inset to the ceiling and a door to:-

Downstairs Shower Room

Suite comprised of a shower cubicle housing a boiler fed rainfall shower above and a further detachable shower head. Low flush WC and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Tiling to the walls, tiling to the floor, spotlight inset to the ceiling and a ladder style radiator.

Open Plan Kitchen/Dining/Reception Room

27' x 12'8" (8.23m x 3.86m)

Kitchen Area :- Range of Wren high gloss design wall mounted and floor standing base units with a Granite work surface over with matching up-stands incorporating an inset stainless steel effect Belfast sink. The sink has a INSTANT BOILING WATER TAP over,

and the modern style kitchen has the benefit of a matching central island with storage below, breakfast bar area and an integrated five burner Induction hob with an extractor inset to the ceiling area. Further integral appliances consist of two AEG ovens side by side between waist and chest height for ease of use, one has the benefit of an AEG plate warmer below, and an AEG microwave to the side. Beko under unit washer drier, Neff under unit dishwasher, and last but not least a larger design 50/50 Matrix fridge freezer. Spotlights inset to the ceiling, tiling to the floor area with the benefit of under floor heating below, a double glazed window to the rear, and two Velux style double glazed windows also to the rear with blinds incorporated. The units themselves have clever concealed pull out spice racks, and swivel corner baskets utilising the space to the maximum. Multiple chrome finish sockets to the walls and central island area some with USB's. Dining Room/Reception Area:- Tiling to the floor area with the benefit of under floor heating below, triple bi-fold double glazed doors to the rear allowing access to the rear garden area, and two double glazed Velux windows also to the rear with blinds incorporated. There is a Toshiba air-con unit to this area situated over the bi-fold doors.

FIRST FLOOR

Landing Area Tier One

Decorative leaded design stained glass effect window part way up the stairs on the lower tier of the landing, and a door to the side allowing access to:-



Bedroom Three

11'4" x 8'11" (3.45m x 2.72m)

Double glazed window to the front, radiator, wood effect flooring and a decorative picture rail to the walls.

Landing Area Tier Two

Loft access via the hatch area with a pull down ladder and benefit of a light, radiator and further doors to:-

Bedroom One

13'6" into bay 11'5" to wall x 10'10" (4.11m into bay 3.48m to wall x 3.30m)

Double glazed extended angled bay window to the front, and a radiator.

Bedroom Two

12'3" x 8'11" (3.73m x 2.72m)

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

Bedroom Four

9'7" x 7'7" (2.92m x 2.31m)

Double glazed window to the rear, and wood effect flooring. Currently used as storage hence no photograph representing this room.

Bathroom

6'4" x 5'9" (1.93m x 1.75m)

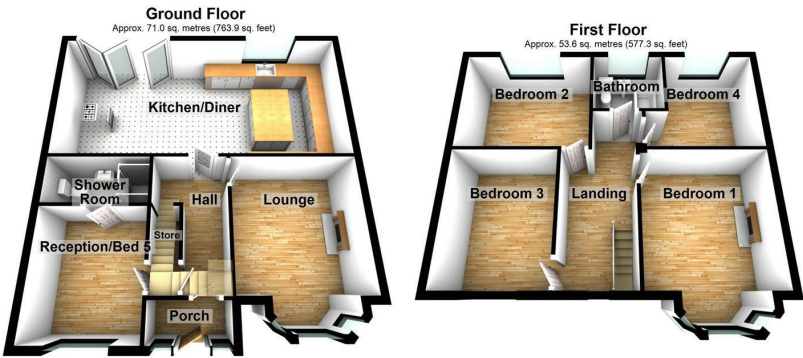
Suite comprised of a panelled bath with a shower screen to the side which also has a shelf incorporated, boiler fed rainfall shower head over and a further detachable shower head incorporated. The controls for the bath and the shower are inset to the wall creating a modern luxury feel to the bathroom area. Concealed flush WC with the flush control inset to the wall creating a modern luxury feel, and a wash hand basin with a mixer tap over inset to a vanity unit

providing storage below. Spotlights inset to the ceiling area, tiling to the wall areas with a decorative chrome effect trim, and tiling to the walls. Spotlights inset to the ceiling, under floor heating below the tiled floor and a double glazed window to the rear.

OUTSIDE

SOUTH FACING Rear Garden

Porcelain tile patio area laid over two tiers and extending to one side creating a pathway to the access gate at the side of the property giving direct access to the front garden area. Garden laid mainly to lawn with mature shrubbery and flower bed borders to the sides and to the rear, mixture of wall and fence borders surrounding the rear garden area. Four modern style up/down lights to the rear of the property, an outside tap, and three double outside electrical sockets, one to the side of the bi-fold doors, one just past the red bush/plant of the left hand side of the rear garden and the last one is to the front of the brick built storage shed at the rear of the garden with a further paved patio area to one side.



Total area: approx. 124.6 sq. metres (1341.2 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

