





# Offers Over £425,000

## Delamere Close, Castle Bromwich, Birmingham, B36 9TW

\*\* EXTENDED TO REAR \*\* ANNEX TO SIDE \*\* DRIVEWAY \*\* OUTBUILDINGS \*\* GREAT SIZE \*\*

The famous saying :- "PARTIES ALWAYS END UP IN THE KITCHEN" applies to the kitchen in this property as it is a great size providing a fantastic party setting. This LINK-DETACHED property is set within a cul-de-sac location and is of a modern style rather than a traditional style build being offered with NO CHAIN. The property has been EXTENDED to the rear providing a great family size home consisting of a DRIVEWAY for multiple vehicles, open porch area, entrance hallway, DOWNSTAIRS GUEST WC, and a THROUGH LOUNGE area. The property also offers further rooms which are currently used as an annex area consisting of a lounge/gym room, inner hallway, bedroom, and downstairs shower room. The utility is situated to the rear of the shower room so could be adapted to create the annex kitchen area becoming a self contained annex if required.. To the first floor of the main property area there are three bedrooms (two doubles, both with fitted bedroom units, and one single also with a fitted bedroom), and a family sized bathroom. The rear private garden area also houses a greenhouse, shed, timber storage area and a brick built storage area. Energy Efficiency Grading:- C

### Front Garden

Privet borders to the front and to one side creating privacy for the driveway which could provide off road parking for approximately six to eight vehicles. Wall border and a decorative access gate to one side of the property providing direct access to the rear garden area, security light and opening to:-

### Entrance Porch

The porch area is open to the driveway area providing shelter from the elements with a decorative wall mounted light, and a double glazed door leading to:-

### Entrance Hallway

17'1" x 6'8" (5.21m x 2.03m)

Stairs rising to the first floor landing area with a storage cupboard below, decorative coving finish to the ceiling area, wood effect flooring and a radiator. Space saving sliding access door giving access to the rear annex lounge area, further doors to the downstairs guest cloakroom and double glazed doors to the side providing access to the through lounge area.

### Downstairs Guest Cloakroom

5'10" x 3'3" (1.78m x 0.99m)

Suite comprising of a low flush w.c, and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Tiling to the wall areas with a decorative mosaic effect tiled border inset, high gloss glitter effect tiling to the floor area, double glazed window to the front and a radiator.

### Through Lounge

29'10 into bay 28'4" to wall x 11'5" max 9'5" min (9.09m into bay 8.64m to wall x 3.48m max 2.87m min)

Double glazed box bay window to the front and a further double glazed window to the side, decorative coving finish to the ceiling area and spotlights also inset to the ceiling.

Two radiators, Oak flooring and double glazed doors to rear leading through to:-

### Extended Kitchen / Dining Room

20'1" x 18'5" (6.12 x 5.61)

Range of wall mounted and floor standing base units with glass effect display wall unit and further open corner display unit. Roll edge work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Separate island area housing space for a range cooker with a modern style ceiling mounted stainless steel and glass effect extractor canopy and lights over . The central island also creates a breakfast bar area one side with further floor standing storage units the other side. Appliances built in consist of the afore mentioned extractor canopy, an under unit dishwasher and a handy pull out larder unit. Spotlights inset to the ceiling, under unit lighting, radiator and a decorative coving finish to the ceiling. Tiled floor with a decorative tile inset surrounding the Island area, high gloss effect mosaic style partly tiled walls,, double glazed windows to the rear and the side, and a set of double glazed doors to the rear providing access to/from the rear garden. Two rectangle sky lights providing further natural light through and two further slightly smaller sky lights also allowing light through. Double glazed door to the side into:-

### ANNEX AREA

#### Utility Area or Annex Kitchen Area

15'8" x 7'7" (4.78m x 2.31m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. marching work surface to the opposite wall creating a breakfast bar area. Wood effect flooring, double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area. Plumbing for a washing machine, and a single glazed window to the front into the Annex Shower Room

### Annex Lounge or Further Reception

10'10" x 8'9" (3.30 x 2.67)

Accessed directly from the hallway via a space saving sliding glazed door or alternatively from the main properties kitchen area. Single glazed internal window to the rear alongside a single glazed internal door also to the rear providing access from/to the main buildings kitchen area. Wood effect flooring, radiator and a further door to the side into:-

### Annex Inner Hallway

7'11" x 4'10" (2.41m x 1.47m)

Tile effect flooring, further internal doors allowing access to the front bedroom area, and the rear shower room area.

### Annex Bedroom/Bedroom Four

15'9" x 7'8" (4.80m x 2.34m)

Double glazed window to the front, radiator, wood effect flooring, spotlights inset to the ceiling area and a loft access hatch area.

### Annex Downstairs Shower Room

7'11" x 4'7" (2.41m x 1.40m)

Suite comprising of a shower cubicle with a pivot door for access and an electric shower unit inset. Low flush w.c, and a wash hand basin inset to a vanity unit providing storage below. Radiator, spotlight and extractor fan to the shower ceiling area, partly tiled walls, tile effect flooring and a single glazed window to the rear into the Annex kitchen/Utility area.

### FIRST FLOOR

#### Landing

Loft access via a pull down ladder, the loft has been partly boarded and also benefits from a light and a power point. Storage cupboard, and a double glazed window to the side. Doors to all bedrooms and the family bathroom







Bedroom One

12'10" x 11'4" (3.91 x 3.45)

Double glazed window to the front, radiator, and a ceiling mounted fan light. Fitted bedroom units comprising of two doubles and one single wardrobe, three drawer bedside table either side of the bed area, three five drawer units to one wall, and a dressing table area with a three drawer chest either side.

Bedroom Two

15'2" max 12'9" min x 11'4" max 9'8" (4.62m max 3.89m min x 3.45m max 2.95m)

Double glazed windows to the rear and to the side, radiator, and a ceiling mounted fan light. Built in wardrobes to one wall consisting of three sliding doors for access one being of mirror effect.

Bedroom Three

8'5" (max) 6'6" (min) x 6'10" (2.57 (max) 1.98 (min) x 2.08)

Double glazed window to the front, radiator and a built in wardrobe over the stairs area with a space saving concertina door for access

Bathroom

9'7" x 8'4 (2.92m x 2.54m)

Suite comprised of a panelled bath with a space saving concertina shower screen to the side and a boiler fed shower over, separate shower enclosure with a further boiler fed shower incorporated. Pedestal wash hand basin and two low flush WC's. Wall mounted ladder style radiators, panelling to the walls with a decorative chrome effect trim, panelling to the ceiling with further decorative chrome effect trim, spotlights inset to the ceiling area, and a double glazed window to the rear.

N.B:- The current owners were planning to divide this area to create an En-Suite shower room to bedroom two, hence the additional WC.

OUTSIDE

Rear Garden

Paved patio area with a pathway leading to the

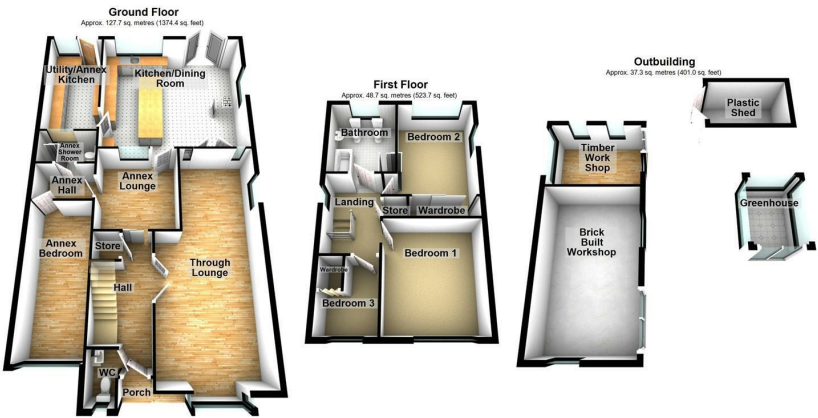
access gate allowing direct access to the front garden / driveway area Security light, three wall mounted lights to the side, one to the rear and an outside tap. The patio area leads to a garden laid mainly to lawn with flower bed borders either side. Further hard standing area to one side currently housing a greenhouse, and hard standing to the rear currently housing a plastic construction storage shed. Mixture of fence and wall perimeters surrounding the rear garden area

OUTBUILDINGS

BRICK BUILT STORAGE AREA - This area has water supply, lighting, internet access via cable not wi-fi and electrics. Double glazed window to the side, single glazed window to the front, and a set of double glazed sliding patio doors to the side allowing access to/from the rear garden area. TIMBER STORAGE AREA - This area has water, lighting, internet access via cable not wi-fi and electric supply. Single glazed windows to either side, and to the rear and a space saving access door to the the side allowing access to/from the rear garden area.

FURTHER INFORMATION

Baxi 800 Boiler installed 2023



Total area: approx. 213.6 sq. metres (2299.0 sq. feet)

