

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Balmoral Road, Castle Bromwich, Birmingham, B36 0JT

Offers In The Region Of £375,000



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\*\* OUT-SPANNING REAR GARDEN \*\* MASSES OF POTENTIAL \*\* PRIVATE DRIVEWAY \*\*

This TRADITIONAL build semi-detached property is set in the mouth of the cul-de-sac location and has the benefit of looking out to open entrance road. The property benefits from a DRIVEWAY to the front, additional driveway to the side and further secure GATED PARKING within the side garden area. The property enters via the OPEN ENTRANCE PORCH area which leads through the COMPOSITE door to the entrance hallway. To the ground floor there are TWO RECEPTION ROOMS, a MODERN KITCHEN with high gloss finish to the units and an ORANGERY to the rear of the property accessed via the second reception room area. To the first floor there is an OPEN LANDING area with the benefit of storage, THREE BEDROOMS (two doubles and a single) all with fitted or built in wardrobes/storage and a MODERN FITTED SHOWER ROOM. The rear garden is an out spanning rear garden with various areas creating a great size FAMILY GARDEN, and further potential for the property to expand to the side or the rear with relevant permissions - See current owners drawings. Energy Efficiency Rating:- Awaiting

#### Approach

The property is set in a cul-de-sac location within the turning circle giving it an open outlook down the entrance road area.

#### Front Garden/Driveway

Block paved driveway providing off road parking for multiple vehicles with additional side parking and double access gates leading to further secure gated parking within the side garden area. Security light, further single access gate to the rear allowing direct access to the side/rear garden area. And an opening to:-

#### Entrance Porch

Open fronted pitched canopy porch area providing shelter with a tiled floor area and a composite door leading to:-

#### Entrance Hallway

**13'3" x 6'2" (3.96m'0.91m" x 1.83m'0.61m" )**

Stairs rising to the first floor landing area with an open space below, radiator, double glazed window to the side, further double glazed windows either side of the composite entrance door. Decorative coving finish to the ceiling area, and a high gloss finish wood effect flooring. Doors to:-

#### Reception Room One

**15'4" into bay 12'4" to wall x 13'1" (4.57m'1.22m" into bay 3.66m'1.22m" to wall x 3.96m)**

Double glazed bay window to the front, radiator, decorative coving finish to the ceiling area, and double Oak style doors to the rear allowing access to:-

#### Dining Room

**9'11" x 8'11" (2.74m'3.35m" x 2.44m'3.35m" )**

Double glazed windows either side of the double glazed door to the rear allowing access to the conservatory. Radiator, wood effect flooring, and a decorative coving finish to the ceiling area.

#### Kitchen

**9'10" x 9'5" (2.74m'3.05m" x 2.74m'1.52m")**

Range of high gloss effect wall mounted and floor standing base units with a marble effect work surface over with matching splash backs to the walls. The work surface has a Belfast style sink inset with an INSTANT HOT BOILING TAP over (no need for a kettle). Spotlights inset to the ceiling area, boiler concealed in one of the wall units, double glazed window to the rear into the conservatory area. High gloss finish wood effect flooring extending through from the hallway area and a double glazed door to the side leading to the side garden area.

#### Orangery

**12'10" x 8'9" (3.66m'3.05m" x 2.44m'2.74m")**

Partly brick built with double glazed windows over to either side and to the rear, double glazed double doors also to the rear allowing access to/from the rear garden area. Wood effect flooring, and a solid style pitched roof.

#### FIRST FLOOR

##### Landing

Loft access via the enlarged hatch area with pull down ladder leading to a boarded, carpeted loft space currently used as an office area. The landing area also has the benefit of a storage cupboard, window to the side and a decorative coving finish to the ceiling area. Doors to:-

##### Bedroom One

**14'4" into bay 11'11" to wall x 10'9" (4.27m'1.22m" into bay 3.35m'3.35m" to wall x 3.05m)**

Double glazed bay window to the front, radiator, and fitted wardrobes/cupboards to one wall consisting of double and single units..

##### Bedroom Two

**10'9" x 8'7" (3.05m'2.74m" x 2.44m'2.13m" )**

Double glazed window to the rear, radiator, wood effect flooring, and a built in wardrobe/storage cupboard



**Bedroom Three**  
**8'9" x 8' (2.44m'2.74m" x 2.44m')**  
Double glazed window to the front, radiator, wood effect flooring, coving finish to the ceiling area and a built in wardrobe/storage cupboard.

**Shower Room**  
**7'10" x 5'6" (2.13m'3.05m" x 1.52m'1.83m")**  
Suite comprised of a corner shower cubicle with sliding access door and a boiler fed rainfall shower with an ornate design tap. Low flush WC with a matching ornate flush lever, and a wash hand basin inset to a vanity unit providing storage below. Stone effect panelling to the walls within the shower area, partly mosaic design tiling to the remaining walls extending to cover the window sill area. Ladder style radiator, spotlights inset to the ceiling area, wood effect flooring, extractor to the outer wall and a double glazed window to the rear.

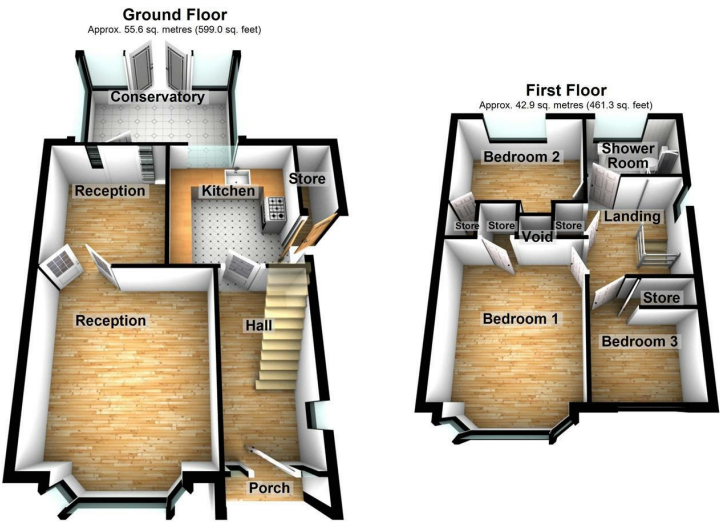
**OUTSIDE**

**Rear Garden**  
Great size out-spanning rear garden creating a great family garden area and the possibility of extension to the side and rear of the property. The rear garden currently consist of a garden divided into various areas through clever border divides. Hard standing area to the side of the property providing additional secure parking via the double access gates, or patio area, or space to extend. Garden laid

mainly to lawn with a paved pathway divide leading to a raised low wall retaining paved patio area creating a great bordered seating area to one side of the garden. The other side of the garden has a decorative pond area with lawn surrounding and mature well established shrubbery to the rear creating privacy to the rear of the garden area. The rear of the garden area is also laid mainly to lawn with mature shrubbery and flower bed borders, a great family summer house is set within the rear garden area but is concealed from the main house creating a secluded private area which isn't over looked. Fence borders, brick built storage attached to the house, an outside tap, and security lighting.

**Drawings for Extension**  
The current owners have already had drawings produced to utilise the side space and create an extension.

**Title Plan of the Property**  
This diagram shows the properties boundaries to illustrate the size of the property and its garden within the cul-de-sac area



Total area: approx. 98.5 sq. metres (1060.3 sq. feet)

