





## Offers In The Region Of £350,000

### Farnworth Grove, Castle Bromwich, Birmingham, B36 9JA

**\*\* IMMACULATE THROUGHOUT \*\* CUL-DE-SAC LOCATION \*\* TRADITIONAL BUILD \*\***

This SEMI-DETACHED property has been modernised throughout providing a family home which requires no work. The property benefits from a DRIVEWAY for multiple vehicles whilst still retaining a garden area, and ENCLOSED PORCH area, entrance hallway, GUEST WC just off the hallway area, OPEN PLAN LOUNGE & DINING AREA, modern refitted kitchen area, with a UTILITY ROOM to the side of the kitchen area, and a GARAGE to the front. To the first floor there are THREE BEDROOMS all able to accommodate DOUBLE BEDS, and a MODERN SHOWER ROOM and the benefit of a completely separate WC. The property has a well presented mature FAMILY GARDEN area to the rear. Energy Efficiency Rating:- D

#### Approach

The property is situated in Castle Bromwich within a cul-de-sac location.

#### Front Garden/Driveway

Low wall borders creating a perimeter boundary with an opening through to the paved driveway providing off road parking for multiple vehicles with a decorative block paved edging. Low wall retaining raised garden area with lawn and flower beds surrounding to one of the front corners to the driveway area. Double glazed door leading to:-

#### Enclosed Entrance Porch

**10'7" x 1'8" (3.23m x 0.51m)**

Partly brick built with double glazed windows to the front and to either side, modern wall mounted light to one side of the porch area, and a matt black finish tile to the floor. Further double glazed window to the rear to the side of the Composite door leading through to:-

#### Entrance Hallway

**11'11" x 7'3" (3.63m x 2.21m)**

Oak design spindles incorporated within the stairs rising to the first floor landing area with open space below creating an open feel entrance hallway area. Radiator, and doors to:-

#### Guest WC

**7' x 2'6" (2.13m x 0.76m)**

Suite comprised of a concealed flush WC and a wall mounted/floating effect vanity unit with a wash hand basin inset and a mixer tap over. Double storage

cupboard to one wall with a matching double overhead unit above, wall mounted space saver ladder style radiator, spotlights inset to the ceiling, patly tiled walls, and ornate design tiling to the floor area.

#### Lounge

**14'6" into bay 11'11" to wall x 10'2" (4.42m into bay 3.63m to wall x 3.10m)**

Double glazed angled bay window to the front, radiator, decorative tiled hearth and alcove creating a decorative fireplace area. Open plan to:-

#### Dining Room

**13'2" x 10'4" (4.01m x 3.15m)**

Double glazed sliding patio doors to the rear allowing access to/from the rear garden area, and a radiator.

#### Kitchen

**10'3" x 7'3" (3.12m x 2.21m)**

Range of washed wood effect wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Space to one side for a range cooker, vertical modern column style radiator, and a double storage cupboard with matching double overhead unit above inset to the alcove as you enter the kitchen area. Partly tiled brick design white and grey coloured tiles to the walls. Grey wood effect tiling to the floor area, a double glazed window to the rear, and a further double glazed door to the side allowing access to:-

#### Utility Room

**10'8" x 6'7" (3.25m x 2.01m)**

The utility units and work surfaces match the kitchen area and consist of base units only with a stainless steel effect sink and drainer inset. Partly tiled walls (just to wall of the sink area) wall mounted boiler, grey tile wood design flooring continuing through from the kitchen area. Outside tap, radiator, plumbing for a washing machine, double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area. Further single glazed windows either side of the entrance door leading to the front garage area.

#### FIRST FLOOR

##### Landing

Loft access via the hatch area and doors to:-

##### Bedroom One

**14'6" into bay 11'11" to wall x 10'2" (4.42m into bay 3.63m to wall x 3.10m)**

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

##### Bedroom Two

**13'2" max 10'2" min x 10'5" max 9'1" min (4.01m max 3.10m min x 3.18m max 2.77m min)**

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.







Bedroom Three

9'2" x 6'11" (2.79m x 2.11m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling, and a storage cupboard/wardrobe to one side situated over the stair area.

Shower Room

8'11" x 7'1" (2.72m x 2.16m)

Suite comprised of a walk in shower enclosure with an electric shower inset, and a wash hand basin inset to a vanity unit providing storage below with a further matching unit to the side, and mirror over. Tiled flooring, tiling to the walls with a decorative dado tile inset and chrome effect trim. Storage cupboard, ladder style radiator, and a double glazed window to the rear.

Separate WC

3'11" x 3'11" (1.19m x 1.19m)

Double glazed window to the side, low flush WC, partly tiled walls with a decorative dado tile inset, and tiling to the floor area.

OUTSIDE

Garage

13'2" x 6'9" (4.01m x 2.06m)

Single side garage with double opening doors to the front allowing access to/from the front driveway area, lighting, electric supply, and a personal door to the rear leading through to the utility room.

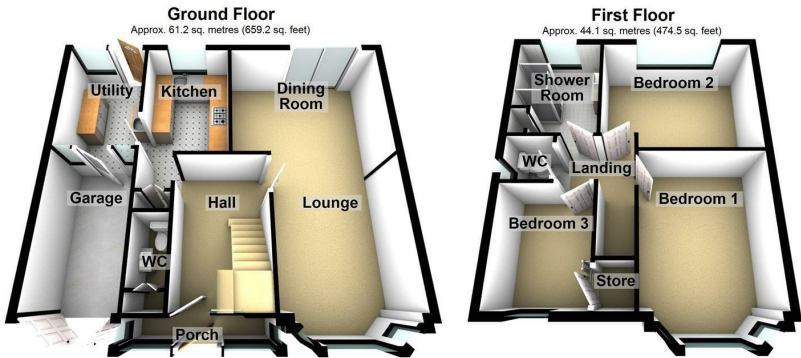
Rear Garden

Paved patio area to the rear of the property leading to a garden laid mainly to lawn to ones side of a paved pathway divide and a mature shrubby flower bed area to the other side.

Decorative pond area with a decorative rockery flower bed surrounding, and a further mature shrubby flower bed area to the other side of the lawn area. Further decorative rockery flower bed area inset to the lawn area with a further paved pathway leading through and below the raised low wall retaining paved patio area to the rear of the garden. The rear paved area currently houses a shed, and a decorative circular design raised flower bed area. Fence borders, greenhouse, outside tap, and a security light.

FURTHER INFORMATION

In the last 5-6 years the property has been re-plastered throughout, kitchen has been re-fitted, utility has been re-fitted, downstairs WC has been modernised and replaced, Parts of the double glazing and doors have been re-placed, new chrome switches and socket fronts, and some radiators have been re-placed, New electric supply has been installed via National Grid to the property Guttering, soffits and fascias have been replaced within the last two years approximately The boiler is serviced annually.



Total area: approx. 105.3 sq. metres (1133.6 sq. feet)

