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254 Chester Road, Castle Bromwich, B36 0JE
0121 748 7272
castlebromwich@primeestatesuk.com



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**** NO UPWARD CHAIN ** LARGER STYLE DOUBLE FRONTED BUILD ** GREAT LOCATION ****

This mid-terrace DOUBLE FRONTED property is a great size FAMILY HOME with dual aspect to the downstairs rooms. The property is being offered with NO UPWARD CHAIN, so less chance of your chain falling through. The property consists of a great size front garden area which could offer potential for a driveway with the relevant permissions being granted. The property internally consists of an enclosed porch area, which is open plan to the original entrance hallway and to the DUAL ASPECT kitchen/dining room. The lounge area to the other side of the entrance door is a further DUAL aspect room which creates plenty of light. To the first floor there are THREE BEDROOMS, all able to accommodate double beds, a walk in WET ROOM and a separate WC. The property has a private rear garden with brick built storage and an access gate to the rear allowing front and rear access. The property also benefits from central heating and double glazing (both where specified) Energy Efficiency Rating:- C

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Approach

The property is set on a slip area from Stella Croft with bollards across. Neighbouring properties access through the bollards and park directly outside the property.

Front Garden

Low wall borders with a fence over to one side and decorative railings over to the other side with an opening from the public footpath allowing access to the block paved front garden area. Mature shrubbery flower bed areas inset to the block paved garden and a double glazed door situated on the side allowing access to:-

Entrance Porch

5'9" x 3'6" (1.75m x 1.07m)

Enclosed entrance porch with wood effect flooring, a storage cupboard, and an opening to:-

Entrance Hallway

Wood effect flooring, stairs rising to the first floor landing area, open plan to:-

Kitchen/Dining Room

18'8" x 11'10" (5.69m x 3.61m)

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. Partley tiled walls, wood effect flooring, panelling to the stairs area with an under unit storage cupboard. Radiator, decorative coving finish to the ceiling, dado rail to eh walls, double glazed windows to the front and to the rear and a double glazed door also to the rear allowing access to the rear garden area.

Lounge

18'8" x 10'10" (5.69m x 3.30m)

Double glazed window to the front, double glazed sliding patio doors to the rear allowing access to the rear garden area. Radiator, spotlights inset to the ceiling, decorative coving finish to the ceiling and dado rail to the walls. Wooden style fire surround with a tiled back over hearth.

FIRST FLOOR

Landing

Loft access via the hatch area and a storage cupboard. Doors to:-

Bedroom One

11'10" x 8'10" (3.61m x 2.69m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling area and built in storage/wardrobes with sliding access doors to one wall situated over the stair case area.

Bedroom Two

10'9" x 9'7" (3.28m x 2.92m)

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

Bedroom Three

8'10" x 7'8" (2.69m x 2.34m)

Double glazed window to the rear, and a radiator.

Wet Room

5'6" x 5' (1.68m x 1.52m)

Walk in wet room with an electric shower to one wall, and a pedestal wash hand basin. Tiling to the walls, wet floor, and a double glazed window to the rear.

WC

6'2" x 2'8" (1.88m x 0.81m)

Low flush WC, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Fence perimeters with an access gate to the rear surrounding a garden consisting of a paved patio area leading to a garden laid mainly to lawn with a paved pathway to the side leading to the access gate. Mature shrubbery flower bed area and a brick built storage shed.

FURTHER INFORMATION

The property is a non-standard build, we believe it to be a Mowlem Fly Ash
The property requires modernisation but is priced to allow for this already

