



Balmoral Road, Castle Bromwich Birmingham





Property Description

Balmoral road is a well presented, modernised three double bedroom semi detached property that has been tastefully extended to provide the perfect living space for the modern day family.

Downstairs the property consists of a snug family lounge which beautifully opens out into a modern kitchen/diner which has recently been put in. There is a very useful utility space which leads through to a converted garage which is a multifunctional room and could be used for anything from a playroom, office or even a snug whichever suits your family needs.

The upstairs is where this property continues to surprise with three double bedrooms, the master of which has its very own en-suite. The family bathroom rounds off the living space for this stunning family home.

The plot itself is unique, offering a large driveway and front garden along with a large side garden which contains its very own summer house.

This property really needs to be viewed to be admired.

Approach

Block paved driveway providing off road parking, lawn and gated access to the rear garden.

Entrance Hallway

Double glazed door and window to front elevation, parque flooring and central heating radiator.

Lounge

14' 10" into bay x 12' 10" (4.52m into bay x 3.91m)
Double glazed bay window to front elevation and central heating radiator.

Study/Snug

15' 11" x 7' 3" (4.85m x 2.21m)
Double glazed window to front and side elevation and central heating radiator.

Kitchen/ Diner

14' 11" x 18' 9" max (4.55m x 5.71m max)
Double glazed patio doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a gas cooker, tiled to splash prone areas, space and plumbing for a dishwasher, tiled floor, spotlights and central heating radiator.

Utility Room

8' 2" x 6' 4" (2.49m x 1.93m)
Double glazed door and window to rear elevation, space and plumbing for a washing machine, tiled floor and central heating boiler.

Landing

Storage cupboard, loft access and doors off to:

Bedroom One

13' 11" max x 15' 7" max (4.24m max x 4.75m max)

Double glazed windows to front and side elevations, spotlights and central heating radiator.

En-Suite

Obscure double glazed window to rear elevation, Wc, wash hand basin, shower cubicle, spotlights, fully tiled and heated towel warmer.

Bedroom Two

15' 8" into bay x 10' 9" (4.78m into bay x 3.28m)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

8' 7" x 10' 8" (2.62m x 3.25m)

Double glazed window to rear elevation, wardrobes and central heating radiator.

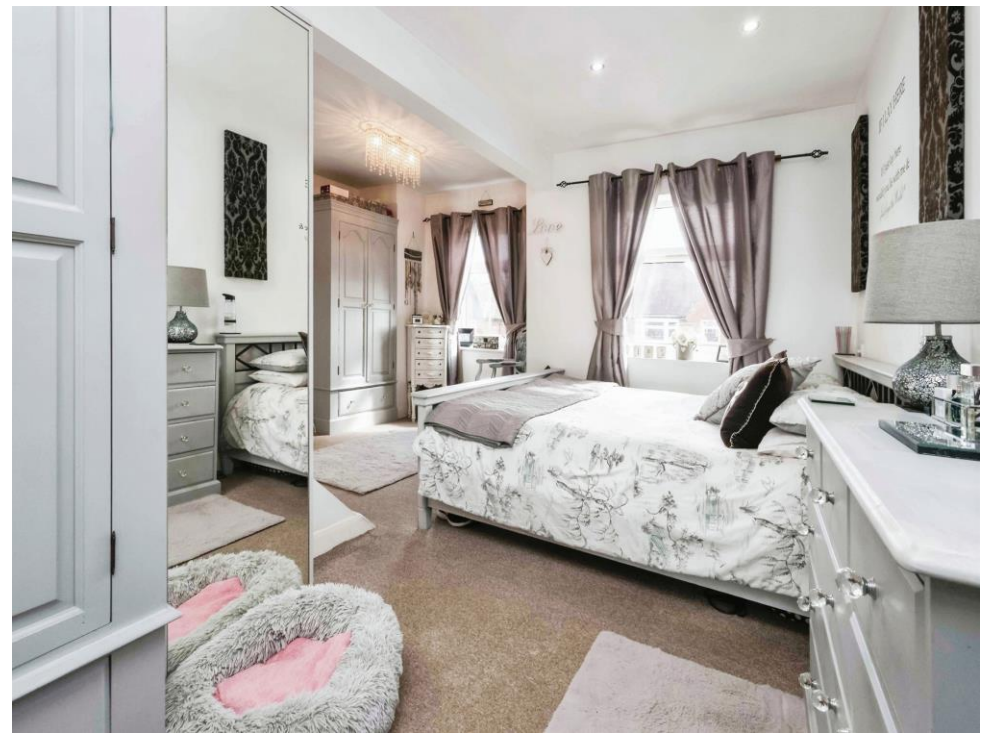
Bathroom

Obscure double glazed window to rear elevation, WC, wash and basin, bath, shower, spotlights, fully tiled and heated towel warmer.

Garden

Secluded courtyard. Paved patio area, lawn, summer house, outdoor socket and plants and shrubs to borders.









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Tenure: Freehold

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Property Ref: CBW204413 - 0003