



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, parquet 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.

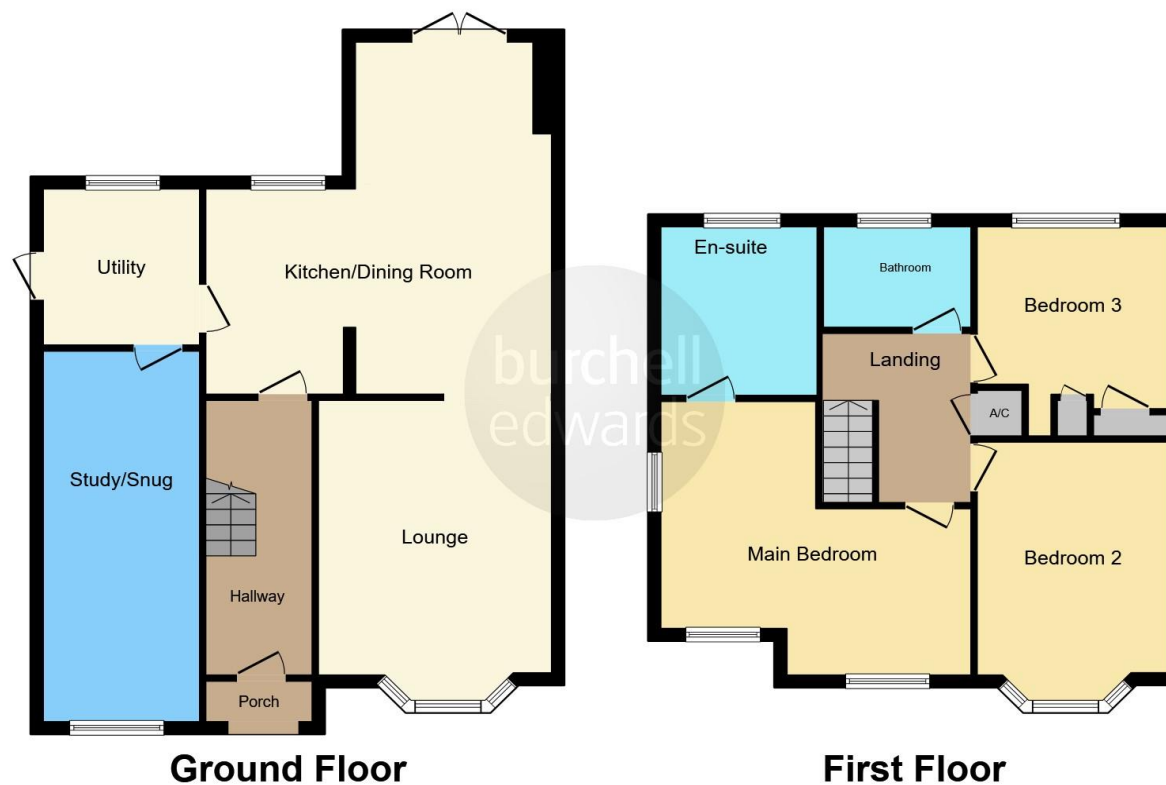
## Garden

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 - 0005