



Rectory Lane, Birmingham





## Property Description

Burchell Edwards Castle Bromwich are delighted to present this four bedroom detached dorma bungalow, situated in the heart of Castle Bromwich (B36). Located on one of the most popular roads in Castle Bromwich, Rectory Lane is a private road sat between Hall Road and Kyter Lane.

Sold with no upward chain, offering ample off-road parking with two garages and an 'in and out' driveway, this property stands on a large plot, boasting a substantial private rear garden.

Set back from the roadway behind a neat lawned foregarden, the bungalow is built of traditional single storey brick construction and is surmounted by a pitched tiled roof.

To the ground floor, the property in brief comprises a large entrance porch, hallway, a generously sized lounge, fitted kitchen, two double bedrooms, a family bathroom, utility room, workshop with guest W.C and an extended conservatory.

To the first floor there is a guest W.C and two additional bedrooms with storage to the eves.

Carrying a beautiful natural lighting throughout, there is also the additional benefit of double glazing and gas central heating. We recommend an early viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Porch

Double glazed windows to front and side elevations, double glazed doors to front elevation and ceramic tiled flooring.

## Entrance Hallway

L shaped. Carpet, central heating radiator, storage cupboard, mirror fronted sliding doors to large cloak cupboard and access to W.C.

## W.C

Double glazed window to rear elevation, tiled flooring and W.C.

## Workshop

20' 10" x 6' 10" ( 6.35m x 2.08m )  
Double glazed door to side elevation, a range of base units with sink and drainer unit and tiled carpet flooring.

## Lounge

24' 3" x 13' 9" ( 7.39m x 4.19m )  
Two double glazed doors and window to rear elevation, two central heating radiator, carpet and brick builtfire place with gas fire.

## Bedroom One

19' 9" not into bay x 11' 9" ( 6.02m not into bay x 3.58m )

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

## Bedroom Two

17' 3" x 11' 10" ( 5.26m x 3.61m )

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

## Bathroom

His and hers wash hand basins with storage, W.C, shower cubicle, corner bath, central heating radiator, fully tiled and concealed lighting.

## Kitchen

14' 3" not into bay x 9' 11" ( 4.34m not into bay x 3.02m )

Double glazed bay window to front elevation, doors to side and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring electric hob with extractor hood, integrated fridge, central heating radiator, tiling to splash prone areas and laminate flooring.

## Utility Room

17' 3" x 7' 11" ( 5.26m x 2.41m )

Double glazed door to rear elevation, access to garage, a range of base units with sink and drainer unit, space and plumbing for washing machine, ceramic tiled flooring and central heating radiator.

## Sun Room

22' 3" x 10' 8" ( 6.78m x 3.25m )

Double glazed door to rear elevation, double glazed windows to all elevations and ceramic tiled flooring.

## Landing

Double glazed window to rear elevation, two central heating radiators and two storage cupboards.

## Bedroom Three

15' 3" x 9' 2" ( 4.65m x 2.79m )

Double glazed window to side elevation, carpet, central heating radiators and fitted wardrobe with mirrored doors.

## Bedroom Four

12' 4" x 12' 1" ( 3.76m x 3.68m )

Double glazed window to side elevation, Sliding mirrored door to eves storage, carpet, fitted wardrobes with bonnet cupboards and two built in double door storage cupboards.

## W.C

Double glazed window to side elevation, W.C, wash hand basin, tiled walls, central heating radiator and spotlights.

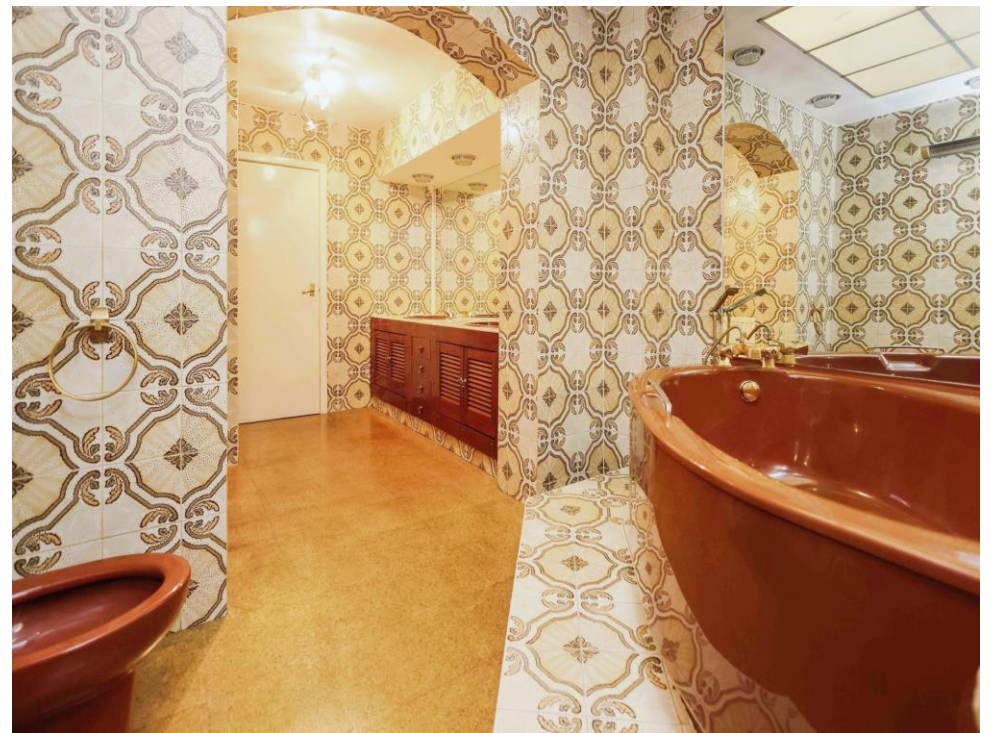
## Front Garden

Driveway providing off road parking and two garages.

## Rear Garden

Patio, lawn, pond, rockery and fencing to all boundaires.

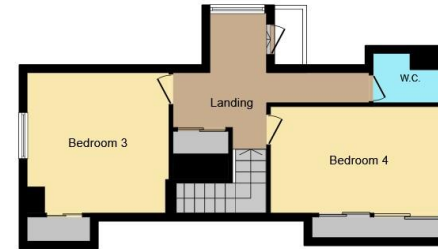








**Ground Floor**



**First Floor**

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**EPC Rating: F**

**Tenure: Freehold**

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