



Blackthorn Road, Castle Bromwich, Birmingham





Blackthorn Road, Castle Bromwich, Birmingham, B36 9ET

for sale offers over  
**£380,000**



### Property Description

Burchell Edwards are delighted to bring to market this four bedroom detached property, situated in a quiet cul-de-sac in Castle Bromwich (B36).

This spacious family home briefly comprises an enclosed porch, entrance hallway, kitchen, lounge, dining room, guest W/C, four bedrooms (three of which are double in size), loft access and a family bathroom.

Upon arrival you will discover off-road parking by way of a private driveway and a garage, as well as as a neat front garden.

Sit amongst many local amenities/shops the property also falls within very popular area with fantastic school catchments. To the rear, there is a mature rear garden that wraps around the side of the property.

The internal carries a beautiful natural light throughout, with the additional benefits of double glazing and gas central heating.

We recommend that viewings are essential to gain a sense of the space and accommodation available. We do anticipate high levels of interest.

### Entrance Porch

Sliding patio doors to front elevation and tiled flooring.

### Entrance Hallway

Stairs to first floor accommodation, central heating radiator and carpet.

### W.C

Double glazed window to side elevation, W.C, wash hand basin, extractor, tiling to walls and tiled flooring.

### Lounge

16' max not into bay x 11' 3" max into recess ( 4.88m max not into bay x 3.43m max into recess )  
Double glazed bay window to front elevation, central heating radiator and carpet.

### Dining Room

13' 6" x 11' 4" ( 4.11m x 3.45m )  
Double glazed window and patio doors to rear elevation, central heating radiator and carpet.

### Kitchen

8' x 15' 2" ( 2.44m x 4.62m )  
Double glazed window to rear elevation, door to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, integrated oven and grill, central heating radiator, tiling to splash prone areas, tiled flooring, space and plumbing for washing machine.

### Rear Porch

Double glazed window and door to side elevation, door to garage and tiled flooring.



## Landing

Double glazed window to side elevation, loft access, carpet and airing cupboard.

## Bedroom One

12' 10" x 11' 3" ( 3.91m x 3.43m )

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

## En-Suite

Double glazed window to rear elevation, shower cubicle, W.C, wash hand basin, extractor, central heating radiator, carpet, tiling to walls and carpet.

## Bedroom Two

12' 9" x 11' 3" ( 3.89m x 3.43m )

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

## Bedroom Three

11' 5" x 9' 10" max into door/ wardrobe recess ( 3.48m x 3.00m max into door/ wardrobe recess )

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

## Bedroom Four

8' 4" x 7' 5" ( 2.54m x 2.26m )

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, extractor, spotlights, tiling to walls, airing cupboard and carpet.

## Front Garden

Block paved driveway, lawned area and access to garage.

## Rear Garden

Patio area, laid to lawn, trees, shrubs, outside tap and gated side access to frontage.

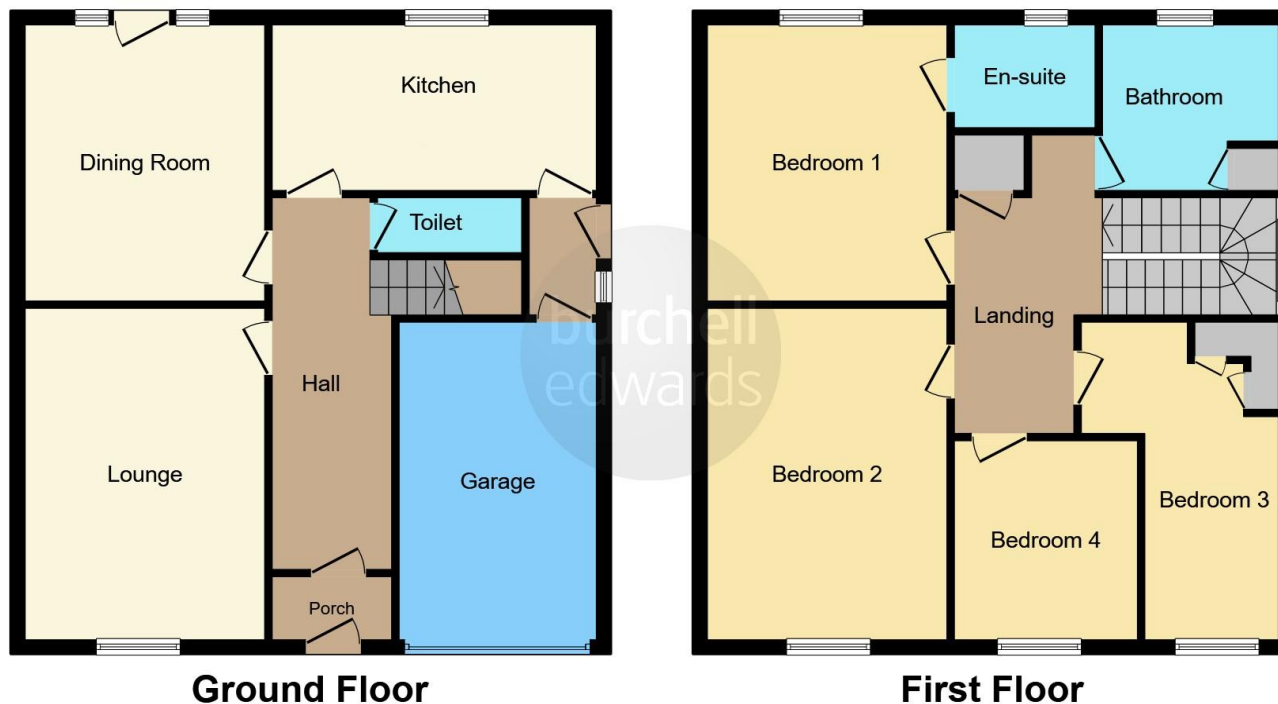












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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