



Green Lane, Castle Bromwich, BIRMINGHAM





# Green Lane, Castle Bromwich, BIRMINGHAM, B36 0AY

for sale offers over  
**£410,000**



## Property Description

Burchell Edwards are delighted to present this fully modernised and extended, four bedroom semi-detached property, ideal for families looking for a spacious property in a popular location. As you enter the property, you will be greeted by a spacious and bright entrance hallway with both the renovated kitchen and through lounge leading off it. The downstairs is completed by a conservatory spreads across the rear of the house and overlooks the very large rear garden that will be perfect for letting kids play, hosting family BBQ's or even if you are just green fingered and want a beautiful space to work on.

The first floor boasts three double bedrooms and the main family bathroom. All three rooms are bright and spacious with plenty of storage to facilitate all ages. The bathroom is modernised with a lovely roll top bath, modern tiling and plenty of light from the two windows.

The second floor is a stunning loft extension with its very own en-suite making it the perfect master bedroom. You still have plenty of storage within the eaves and a beautiful view of the rear garden from the large rear window.

Located within minutes of Castle Bromwich, you are within touching distance of plenty of local shops, pubs and other amenities. This location gives great school catchment areas and easy motorway access to the M6 and M42 for all those commuters.

## Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations and laminate flooring.

## Entrance Hallway

Door and window to front elevation, central heating radiator and laminate flooring.

## Lounge

29' 8" into bay x 10' 11" into chimney recess ( 9.04m into bay x 3.33m into chimney recess )  
Double glazed bay window to front elevation, double glazed French doors to rear elevation, two central heating radiators and laminate flooring.

## Kitchen

11' 1" max x 13' 6" ( 3.38m max x 4.11m )  
Double glazed window to rear elevation, double glazed door to side passage, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, wine cooler, extractor, integrated microwave, dishwasher, under stairs storage, central heating radiator and laminate flooring.

## Conservatory

11' 9" x 18' 1" ( 3.58m x 5.51m )  
Double glazed windows to rear and side elevations, double glazed patio doors to rear elevation and tiled flooring.

## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

18' 6" x 11' 2" max ( 5.64m x 3.40m max )  
Double glazed window to rear elevation, two double glazed velux windows to front elevation, eaves storage, central heating radiator and carpet.

## En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, heated towel rail, extractor, spotlightd and lino flooring.

## Bedroom Two

14' 8" into bay x 10' 11" into chimney recess ( 4.47m into bay x 3.33m into chimney recess )  
Double glazed bay window to rear elevation, central heating radiator, carpet and fitted wardrobes.

## Bedroom Three

14' 7" into bay x 10' 11" max ( 4.45m into bay x 3.33m max )  
Double glazed bay window to front elevation, central heating radiator, fitted wardrobes and laminate flooring.

## Bedroom Four

8' 4" max x 12' 3" waist height ( 2.54m max x 3.73m waist height )  
Double glazed window to front elevation, central heating radiator, carpet, storage cupboard and partial restricted head height.

## Bathroom

Double glazed windows to rear and side elevations, W.C, wash hand basin, shower over bath, heated towel rail, tiling to walls and tiled flooring.

## Front Garden

Paved driveway providing off road parking, lawned area and access to rear.

## Rear Garden

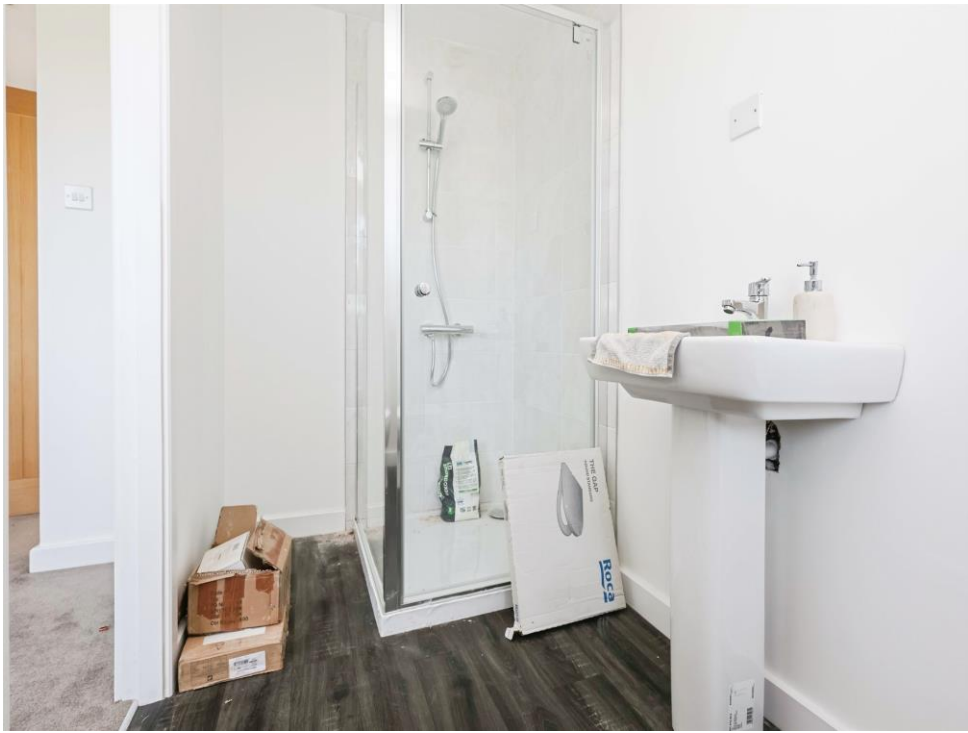
Patio, lawn, shrubs, plants, outside tap and gated side access to frontage.

## Garage

15' 2" x 7' 9" ( 4.62m x 2.36m )  
Double doors to front elevation, central heating boiler, space and plumbing for washing machine.

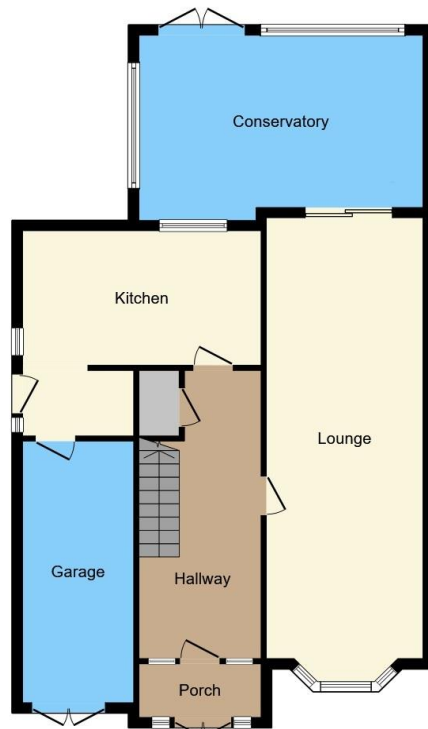




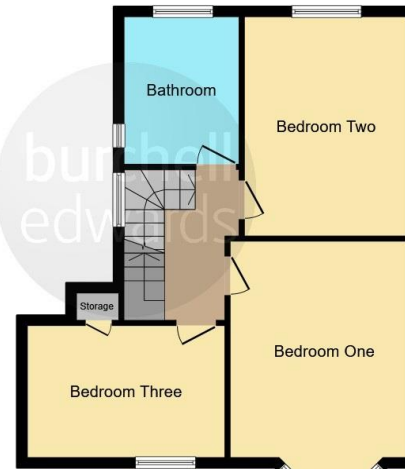




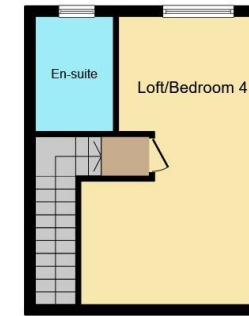




**Ground Floor**



**First Floor**



**Second Floor**

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)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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