



Green Lane, Castle Bromwich, Birmingham







## Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached family home situated on the sought after Green Lane, in the heart of Castle Bromwich (B36).

This property has plenty of potential to become the perfect family home. Already extended, it offers plenty of space and everything the modern day family could want such as a kitchen/diner, three double bedrooms, Groundfloor W/C with utility, family bathroom and plenty of living space throughout.

The outdoor space to the front is a large driveway with access to a garage along with greenery providing an inviting kerb appeal. To the rear there is a mature garden which lends itself perfectly for family living and entertaining.

Located in the very popular residential area of Castle Bromwich sat amongst many local amenities/eateries, nearby frequent transport links and a great catchments area for both primary and secondary schools.

A truly perfect family home, will be offered with no upward chain- this is not one to be missed!

## Entrance Porch

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

## Entrance Hallway

Two double glazed windows to front elevation, door to front elevation, central heating radiator and laminate flooring.

## Lounge

21' 10" x 10' 11" ( 6.65m x 3.33m )

Two double glazed windows and patio doors to rear elevation, two central heating radiators.

## Front Reception Room

14' 6" into bay x 10' 11" into recess ( 4.42m into bay x 3.33m into recess )

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

## Study

14' 4" x 7' 7" ( 4.37m x 2.31m )

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

## Kitchen

8' 11" x 13' 9" ( 2.72m x 4.19m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, fridge freezer, plumbing for dishwasher, laminate flooring. Open plan to dining room.

## Dining Room

8' 2" x 7' 5" ( 2.49m x 2.26m )

Door to utility room, storage pantry, spotlights and laminate flooring.

## Utility Room

8' 11" x 5' 2" ( 2.72m x 1.57m )

Double glazed door and window to side elevation, laminate flooring, central heating radiator, washing machine, sink with drainer unit.

## Landing

Double glazed window to side elevation, loft access via hatch and carpet.

## Bedroom One

14' 8" x 10' 11" max ( 4.47m x 3.33m max )

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

## Bedroom Two

14' 7" into bay x 10' 10" max ( 4.45m into bay x 3.30m max )

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

## Bedroom Three

Unable to measure due to sloped roof. Double glazed window to front elevation, central heating radiator and laminate flooring.

## Shower Room

Double glazed windows to rear and side elevations, W.C, wash hand basin, shower, spotlights, laminate flooring, tiling to splash prone areas, spotlights.

## Ground Floor W.C

Double glazed window to side elevation, W.C, wash hand basin and laminate flooring.

## Front Garden

Tarmac driveway providing off road parking and side access.

## Rear Garden

Paved patio, laid to lawn, two storage sheds, outside tap and side access to frontage.

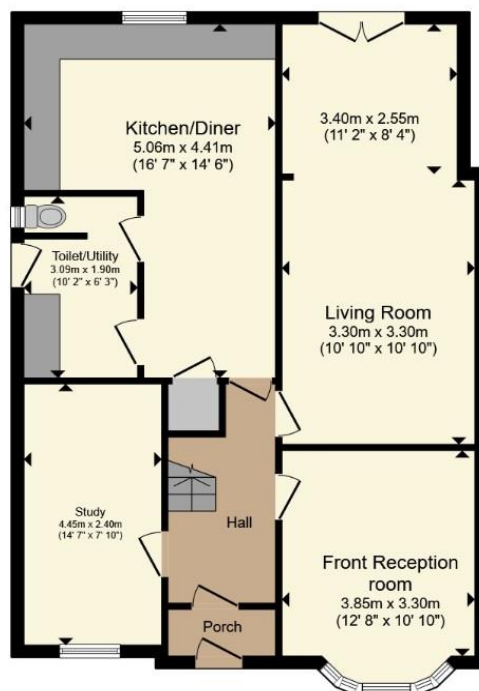












**Ground Floor**



**First Floor**

Total floor area 129.4 m<sup>2</sup> (1,393 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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