



## Offers In The Region Of £650,000

### 11, Rectory Lane, Castle Bromwich, Birmingham, B36 9DH

\*\*\*\* STUNNING LARGER STYLE DETACHED DORMER BUNGALOW ON A PRIVATE LANE \*\*\*\*

This FOUR DOUBLE BEDROOM detached dormer bungalow is maintained and presented to a high standard with no work required throughout. The property has the benefit of a DRIVE ON DRIVE OFF DRIVEWAY providing off road parking for multiple vehicles while maintaining a decorative front garden area with flower beds incorporated. The internal part of the property consists of an ENCLOSED ENTRANCE PORCH, entrance hallway, UNDER STAIRS GUEST WC, Family size lounge, dining room, modernised family size kitchen leading to a UTILITY ROOM. Downstairs bedroom with the benefit of a WALK IN WET ROOM EN-SUITE, an ORANGERY and a further UTILITY/STORAGE/SECOND GARAGE AREA, a front garage area, and a larger size mature well established rear garden. To the first floor there are a further three DOUBLE dormer bedrooms and a dormer bathroom. Energy Efficiency Rating:- D

#### Approach

The property is situated on the PRIVATE LANE which is highly sought after in Castle Bromwich. All owners on this Lane are responsible for the upkeep of the Lane, therefore maintain the road surface themselves jointly. The Lane has several trees which are bound by a Conservation Order, we have not be advised of such for this properties trees but a solicitor would need to confirm this to you.

#### Front Garden/Driveway

The property has a semi-circular design central flower bed to the front housing a mature tree and surrounding flower bed within a low wall retaining border. Decorative circular pattern cobblestone effect block paved drive-in drive-out driveway providing off road parking for multiple vehicles. Flower beds to either side of the driveway area, access gate to the side of the property allowing direct access to the rear garden area, and sliding double glazed doors leading to:-

#### Entrance Porch

9'11" x 2'9" (3.02m x 0.84m)

Enclosed entrance porch with a double glazed window to one side of the entrance doors, further double glazed window to the rear into the entrance hallway area. Panelling to the ceiling area with spotlights inset, and a double glazed door to:-

#### Entrance Hallway

10'11" x 10'3" (3.33m x 3.12m)

Stairs rising to the first floor landing area, Parquet flooring, radiator, and a decorative coving finish to the ceiling area.

#### Downstairs Guest WC

7'8" x 4'3" (2.34m x 1.30m)

Suite comprised of a low flush WC and a wash hand basin inset to a vanity unit providing storage below with an ornate gold effect fittings. Tiling to the floor area with a gold trim,

tiling to the walls with a decorative stone effect dado tile inset, and an extractor fan to the wall

#### Lounge

22'8" into bay 19'11" to wall x 11'11" (6.91m into bay 6.07m to wall x 3.63m)

Double glazed box bay window to the front, two radiators with decorative covers, and a set of sliding double glazed doors to the rear into the conservatory area. Stone effect fireplace with a coal effect gas fire inset. Opening to the side into:-

#### Dining Room

12'7" into bay 9'10" to wall x 9'8" (3.84m into bay 3.00m to wall x 2.95m)

Double glazed box bay window to the rear with double doors also inset allowing access to the rear garden area. Radiator with a decorative cover over, decorative coving finish to the ceiling, and wood effect flooring with a decorative edging tile (possibly Kardean) Door to the side into:-

#### Kitchen

11'9" x 11'1" (3.58m x 3.38m)

Range of white high gloss effect wall mounted and floor standing base units with a wine rack incorporated, and a stone effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over inset by the box bay area. Appliances built in consist of a Lamona eye level double oven, a Lamona electric hob with a stainless steel effect extractor over, an under unit dishwasher, an under unit fridge and a microwave. Partly tiled walls with a decorative chrome effect trim, spotlights inset to the ceiling, double glazed box bay window to the rear, and wood effect flooring with a decorative edging tile (possibly Kardean). Opening to the side into:-

#### Utility Area One Possible separate annex area

15'2" x 6'10" (4.62m x 2.08m)

White high gloss effect wall mounted and floor standing base units marching the kitchen, with matching stone effect work surfaces over incorporating a stainless steel effect sink and drainer unit. Two radiators (one either side of the opening from the kitchen area) Partly tiled walls with a decorative chrome effect trim, and wood effect flooring with a decorative edging tile (possibly Kardean). Double glazed door to the rear allowing access to/from the rear garden area, a double glazed Velux window to the rear, and two double glazed Velux windows to the side. Door to the side into:-

#### Bedroom One Possible separate annex area

18'8" into bay 16'8" to wall x 9'9" (5.69m into bay 5.08m to wall x 2.97m)

Double glazed box bay window to the front, radiator with a decorative cover, tiling to the floor area with matching up-stands to the lower part of the wall area. Decorative coving finish to the ceiling area, and a built in wardrobe with bi-fold doors. Door to the side into:-

#### En-Suite Shower Room Possible separate

##### Annex area

6'10" x 6'9" (2.08m x 2.06m)

Walk in wet room with an electric shower to the wall, low flush WC and an oval design pedestal wash hand basin. Ladder style chrome effect radiator, under floor heating, double glazed window to the front, extractor to the wall and panelling to the ceiling with a decorative chrome effect trim.

#### Orangery

16'7" max 13'5" x 12'4" (5.05m max 4.09m x 3.76m)

Partly brick built with double glazed windows to the side and to the rear, double glazed doors also to the side



allowing access to/from the rear garden area. Radiator, decorative plate rack to the adjoining lounge wall and decorative coving finish also to the adjoining lounge wall with sliding patio doors below for access between the two rooms. Door to the side into:-

### Utility Area Two

18'1" x 12'7" (5.51m x 3.84m )

Range of white high gloss effect wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Perspex roof allowing light through, solid floor, tiling to the edges of the main floor area, and to one corner which also houses a low flush WC, and partly tiled walls. Plumbing for a washing machine, bifold doors to the side allowing access to/from the rear garden area, an up and over door to the front with a single door to the side of both allowing access to/from:-

### Garage

21'2" x 12' (6.45m x 3.66m)

Up and over electric door to the front leading to/from the driveway area, sky light inset to the pitched roof, electric supply and lighting.

### FIRST FLOOR

#### Landing

Storage cupboard and doors to:-

#### Bedroom Two

18'8" into dormer 16'10" to wall x 11'11" (5.69m into dormer 5.13m to wall x 3.63m)

Double glazed window inset to the dormer bay to the front of the property and a further double glazed window to the side. Radiator, fitted wardrobes to one wall with Oriental design sliding access doors, further fitted units consisting of a dressing table area with one drawer below, three drawer chests either side, a corner storage cupboard to one end and a lift up storage unit to the other end. Bedside tables also either side of the bed area.

### Bedroom Three

20' into dormer 18' to wall x 9'10" (6.10m into dormer 5.49m to wall x 3.00m )

Double glazed window inset to the Dormer bay to the front of the property, and a further double glazed window to the side. Radiator, two built in double wardrobes to one wall.

### Bedroom Four

11'7" into dormer 9'9" to wall x 7'9" (3.53m into dormer 2.97m to wall x 2.36m)

Double glazed window to the front, radiator, and storage cupboard situated over the stairs.

### Bathroom

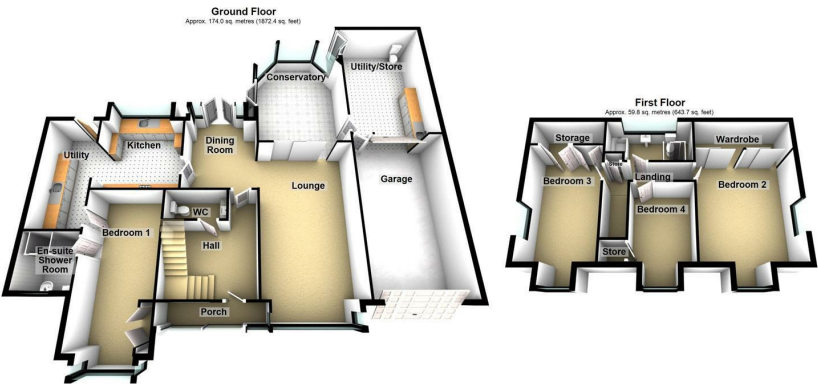
10'8" x 6'4" (3.25m x 1.93m)

Suite comprised of a compact deep panelled bath with a mixer tap over, double shower enclosure with a boiler fed flower design rainfall shower over and further detachable shower head incorporated. Low flush WC, and a pedestal wash hand basin. Two chrome effect ladder radiators, extractor to the wall, spotlights inset to the ceiling and a double glazed window to the rear inset to the dormer area.

### OUTSIDE

#### Rear Garden

Larger style rear garden with a mixture of privet, mature shrubbery and fence perimeters surrounding a garden consisting of a great size block paved patio area leading to a garden laid mainly to lawn with mature well established flower bed borders. Decorative central flower bed area inset to the lawn area, further paved areas to the rear currently used as working/storage areas concealed with mature trees/shrubbery from the main garden area. Outside tap, outside lights, and an access gate to the side allowing direct access to/from the front garden/driveway area.



Total area: approx. 233.7 sq. metres (2516.1 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using Planity.

