PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Chester Road, Castle Bromwich, Birmingham, B36 9BX
Offers Over £375,000



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* LARGER STYLE PROPERTY * CASTLE BROMWICH VILLAGE LOCATION * NO UPWARD CHAIN!

If you are looking for one of the larger style bay fronted semi-detached properties situated within the "Castle Bromwich village location" then this could be the one for you. This semi-detached property offers a LARGER THAN AVERAGE DRIVEWAY providing off road parking for multiple vehicles, ENCLOSED ENTRANCE PORCH, ample open entrance hallway with an added alcove area, TWO RECEPTION ROOMS, both with bays which are open plan currently but could be separated very easily. Bayed kitchen, UTILTY room, single SIDE GARAGE and a DOWNSTAIRS WET ROOM. To the first floor there are THREE DOUBLE BEDROOMS (two of them have bays) a family bathroom with both bath and shower incorporated and a separate WC for convenience with a small family. This property will make a lovely family home in a popular location. FIRST TO SEE WILL BUY. Energy Efficiency Rating:- D

Front Garden

Block paved driveway providing off road parking for multiple vehicles with a raised low wall retaining garden laid mainly to lawn with flower bed areas inset. Mixture of wall and privet borders with an access door/gate to one side allowing direct access through to the rear garden area. Double glazed French doors allowing access to:-

Entrance Porch

13'6" x 2'8" (4.11m x 0.81m)

Enclosed entrance porch with double glazed windows to the front and to one side, tiling to the floor area, Wall mounted stage coach design light, panelling to the ceiling area, and a decorative leaded window to the side of the double decorate glazed door allowing access through to:-

Entrance Hallway

11'4" max x 12'5" max 8'5" min (3.45m max x 3.78m max 2.57m min)

Stairs rising to the first floor landing area with open space below, cloakroom with a window to the front into the entrance porch. Two decorative plaster effect niches inset to the alcove wall with a decorative archway opening and decorative plaster effect Corbals. Plaster effect decorative ceiling rose, decorative dado rail to the walls, coving finish to the ceiling and a radiator.

Reception Room One

16' into bay 12'5' to wall x 11'11" (4.88m into bay 3.78m' to wall x 3.63m)

Double glazed bay window to the front with a bay shaped radiator below, decorative plaster effect ceiling rose and decorative coving finish to the ceiling. Further decorative picture framing to the ceiling with a picture frame over the ornate design fireplace with a Quarry tiled hearth and electric fire inset. Decorative archway opening to the rear with plaster effect Corbal finishes leading through to:-

Reception Room Two

15'3 x 13'4" into bay 10'10" to wall (4.65m x 4.06m into bay 3.30m to wall)

Double glazed bay area to the rear consisting of double glazed windows and a set of double glazed French doors to the rear allowing access to the rear garden area. Decorative open display archway inset to the wall through to the entrance hallway, serving hatch through to the kitchen area, and two radiators. Decorative picture framing to the ceiling area, with a decorative ceiling rose inset and a coving finish also to the ceiling area.

Kitchen

13' into bay 10'11" to wall x 8'1" (3.96m into bay 3.33m to wall x 2.46m)

Range of wall mounted and floor standing base units with open glass shelved light up display units incorporated. Work surfaces over and inset to the bay area with a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an electric under unit oven with an electric hob over and an extractor concealed above. Partly tiled Harlequin design walls, spotlights inset to the ceiling, and under unit lighting. Radiator, double glazed box bay window to the rear, glazed door giving access to the pantry area with shelving inset, and a serving hatch through to the rear reception room. Decorative coving finish to the ceiling, a decorative dado rail to the walls, and a door to the side into:-

Utility Room

10'10" x 8'2" (3.30m x 2.49m)

Range of floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Wall mounted boiler, plumbing for a washing machine, partly tiled walls with a decorative dado tile finish, and tiling to the floor area. Radiator, dado rail to the walls, double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Door to the front allowing internal access to the garage area and a further door giving access to:-

Downstairs Shower Room

6'1" x 3'1" (1.85m x 0.94m)

Wet room consisting of a shower area, wall mounted wash hand basin and a low flush WC. Tiling to the walls, tiling to the floor area, extractor fan to an outer wall, and spotlights inset to the ceiling area.

FIRST FLOOR

Landing

Loft access via the hatch area, decorative coving finish to the ceiling, ceiling rose also to the ceiling and a decorative dado rail to the walls. Doors to:-

Bedroom One

16'8" into bay 12'6" to wall x 12' (5.08m into bay 3.81m to wall x 3.66m)

Double glazed bay window to the front, radiator, and a decorative coving finish to the ceiling area.

Bedroom Two

15'3" max 12'4" min x 10'11" max 9'5"min (4.65m max 3.76m min x 3.33m max 2.87mmin)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area, and fitted wardrobes to one wall consisting of three double wardrobes with over head units above.

Bedroom Three

11'9" into bay 9'5" to wall x 8' (3.58m into bay 2.87m to wall x 2.44m)

Double glazed bay window to the front, radiator, decorative coving finish to the ceiling and a built in storage/wardrobe situated over the stairs.









Bathroom

9'4" x 8'1" (2.84m x 2.46m)

Suite comprised of a panelled bath with an ornate mixer tap shower attachment, walk in over sized shower area with panelling to the walls, and a boiler fed rainfall shower with further detachable shower head incorporated. Vanity unit with a wash hand basin inset providing storage below. Ladder style radiator, mirrors to one wall above the partly tiled walls with a decorative dado tile finish. Spotlights inset to the ceiling, decorative coving finish also to the ceiling area, and a double glazed window to the rear

Separate Wc

4'6" x 4'2" (1.37m x 1.27m)

Low flush WC, radiator, decorative coving finish to the ceiling area, dado rail to the walls and a double glazed window to the side.

OUTSIDE

Rear Garden

Various patio areas created from decking or paving with a low wall retaining border and steps leading to a raised garden laid mainly to lawn with a paved pathway to one side and flower beds to either side of the garden area. Summer house, and storage shed within the garden area. Access down one side of the property leading to the front garden/driveway area. Security light, outside tap and privet borders

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low

Yearly Chance between 2036 - 2069 - Very Low

OfCom Broadband

STANDARD - Highest available download speed - 15 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

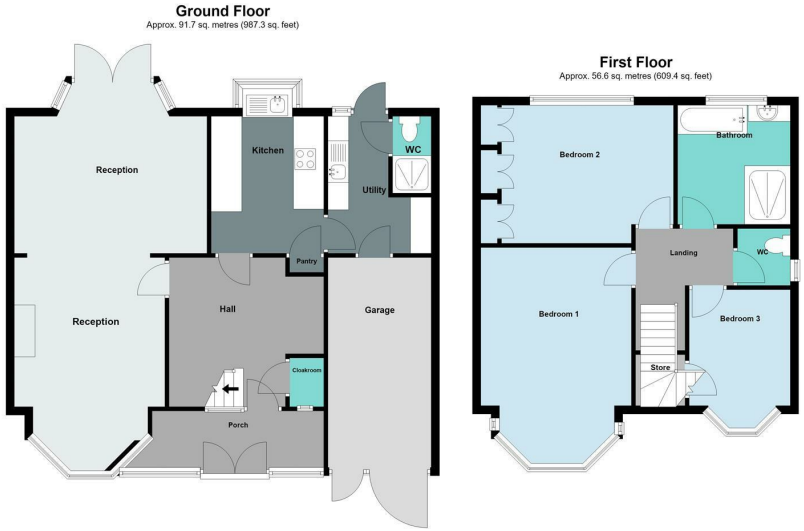
OfCom Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

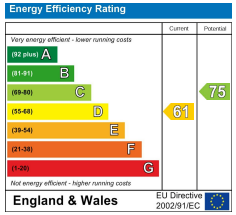
EE- Good outdoor and Variable in-home
O2 Good outdoor and Variable in-home
3 Good outdoor, variable in-home
Vodafone Good outdoor
Performance across your postal district

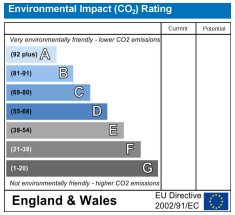
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 83%
O2 87%
Three 82%
Voda 87%
Performance scores should be considered as a guide since there can be local variations.



Total area: approx. 148.3 sq. metres (1596.7 sq. feet)





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