PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ronald Grove, Castle Bromwich, Birmingham, B36 9HL

Offers Over £330,000

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** MODERNISED ** IMMACULATE ** NO WORK REQUIRED ** STUNNING ** HIGH STANDARD **

This AMAZING semi-detached property is set in a CUL-DE-SAC location within the CASTLE BROMWICH area, and has been modernised and renovated throughout within the last TWO YEARS. The property offers an AMAZING FAMILY HOME with a high standard finish. There is a DRIVEWAY to the front providing off road parking for multiple vehicles, ENCLOSED ENTRANCE PORCH, entrance hallway, front lounge area, middle reception room, GUEST CLOAKROOM and UTILITY area, an EXTENSION to the rear providing a family KITCHEN/DINING/ENTERTAINING area with BI-FOLD doors opening the house up the the rear garden. To the first floor there are THREE BEDROOMS (two doubles and a box) and a MODERN SLEEK BATHROOM. The loft space is accessed via a pull down ladder and has the benefit of boarding, electric supply, lighting and VELUX WINDOWS to the side and to the rear. The rear garden is LANDSCAPED and offers seating, playing, relaxing areas and a SUMMER HOUSE with storage attached. DO NOT MISS THIS ONE - CALL TODAY TO BOOK A VIEWING. Energy Efficiency Rating:- C

Approach

This property is situated in a cul-de-sac location in the popular Castle Bromwich area, creating a quieter location due to no through road.

Front Garden/Driveway

Open border to one side, privet to the other side with a low wall border to the front housing a kerb stone retaining flower bed also to one corner of the front garden area. Opening to the front allowing vehicular access to the block paved driveway with pull up security bollard providing a deterrent for vehicle theft. The driveway can comfortably house two to three average size vehicles. Composite door to the side of the property allowing a direct access through to the rear garden area, double outside socket. Further composite door leading to:-

Entrance Porch

4'8" x 3'7" (1.42m x 1.09m)

Enclosed entrance porch with double glazed windows to either side, to the front and above the entrance door. Spotlights inset to the ceiling, tile effect flooring and a further double glazed door allowing access to:-

Entrance Hallway

14'10" x 5'7" (4.52m x 1.70m)

Modern Oak and glass staircase rising to the first floor landing area with a storage cupboard below. Further storage cupboard housing the utility meters, spotlights inset to the ceiling and herringbone design wood effect flooring with the benefit of under floor heating below. Doors to:-

Reception Room One

14'2" into bay 11'9" to wall x 9'9" (4.32m into bay 3.58m to wall x 2.97m)

Double glazed bay window to the front, stone effect hearth with a LOG BURNER inset for those colder evenings, and an AIR-CONDITIONING UNIT for the warmer days/evenings, giving the best of both worlds. Wood effect herringbone design flooring with the benefit of under floor heating below extending through from the entrance hallway. Opening to the rear into:-

Reception Room Two

11'2" x 9'9" (3.40m x 2.97m)

Spotlights inset to the ceiling, wood effect herringbone design flooring with the benefit of under floor heating below. Open plan to:-

Kitchen/Dining Room (Reception Room Three)

16'6" x 14'7" (5.03m x 4.45m)

Modern style fitted kitchen consisting of wall mounted and floor standing base units with complimenting gold design handles. Marble effect QUARTZ work surface over, matching Up-Stands and end pieces to the central island area. Belfast sink inset to the Quartz work surface with an ornate gold effect instant HOT TAP, the draining area is inset via grooves to the work surface. Herringbone design tiling to the splash prone area behind the washing area. Appliances built in consist of a self clean stow away door Neff Oven with a Neff microwave over, Neff dishwasher and a Bosch larder stye fridge and separate freezer. The Island area provides further storage units and drawers below to one side a Neff Induction oven inset to the Quartz work surface and a breakfast bar to the other side creating a dining area. Spotlights inset to the ceiling, TWO vaulted double glazed Lantern style windows inset to the ceiling above the breakfast bar/Island area allowing light to come through, and four double glazed bi-fold doors to the rear allowing access to/from the rear garden area. The bi-fold doors allow the outside in when open as they cover the majority of the rear wall giving a great family space for parties, outside dining or relaxing. Internal door to:-

Downstairs WC & Utility Room

8'9" x 5'5" (2.67m x 1.65m)

Utility Area consists of a marble effect Quartz work surface (matches the kitchen surfaces) with matching up stands and space below for white goods. Plumbing for a washing machine, and a floor standing unit to one side. The WC area consists of a concealed gold design flush WC housed in a unit with a matching unit to the side providing vanity storage whilst also housing the wash hand basin above with a gold design tap over. Both areas have spotlights inset to the ceiling, extractor fan to the outer wall and herringbone design wood effect flooring with the benefit of under floor heating below.

FIRST FLOOR

Landing

Oak and glass banister continuing up from the entrance hallway area, double glazed window to the side, and a loft hatch access area leading to a loft which is boarded, has electric supply, lighting and double glazed Velux windows to the rear and to the side. Doors to:-

Bedroom One

14'7" into bay 11'11" to wall x 9'10" (4.45m into bay 3.63m to wall x 3.00m)

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

Bedroom Two

11'6" x 9'10" (3.51m x 3.00m)

Double glazed window to the rear, radiator, wood effect flooring, and a coving finish to the ceiling area.

Bedroom Three

7'7" x 5'8" (2.31m x 1.73m)

Double glazed window to the front, radiator, wood effect flooring, and a coving finish to the ceiling area.

Family Bathroom

8'2" x 5'7" (2.49m x 1.70m)

Suite comprised of a tile sided bath with a shower screen to the side, and a boiler fed rainfall shower over with an additional detachable shower head. Concealed flush WC inset to a unit with matching design double wall mounted floating design vanity unit to the side housing two separate wash hand basins with mixer taps over. Wood effect panelled design tiling to the wall behind the wash hand basins, to the side of the bath area, and over the bath area including the window recess and window sill. The bathroom fittings are in the currently popular matt black design creating an ultra modern bathroom area. Tile effect flooring, ladder style radiator, spotlights inset to the ceiling area, light up circular design mirror over the wash hand basins and a double glazed window to the rear.

OUTSIDE

Laundry

Rear Garden
The rear garden consists of Porcelain design paved patio area extending round to the side of the property with gravel borders leading to and providing direct access to the front garden area. The paved patio area has a step incorporated leading to a curved design pathway divide through the lawn areas to either side leading to a further paved area to the rear of the garden currently housing a summer house and store. Fence perimeters, outside tap to the side of the property which would allow front or rear garden usage.

Summer House
12' x 12 (3.66m x 3.66m)
Three bi-fold doors to either side allowing access to/from the rear garden area. lighting and electric supply

Store
12' x 4' (3.66m x 1.22m)
Storage attached to the summer house with its own separate door, and lighting.

FURTHER INFORMATION
The property has been extended, fully renovated internally and externally to a very high - no expense spared standard including, the roof, front and rear gardens within the last TWO YEARS - There is nothing to be done to this property, it is a key turn property that yu can enjoy living in from day one.

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 - 14 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 77 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

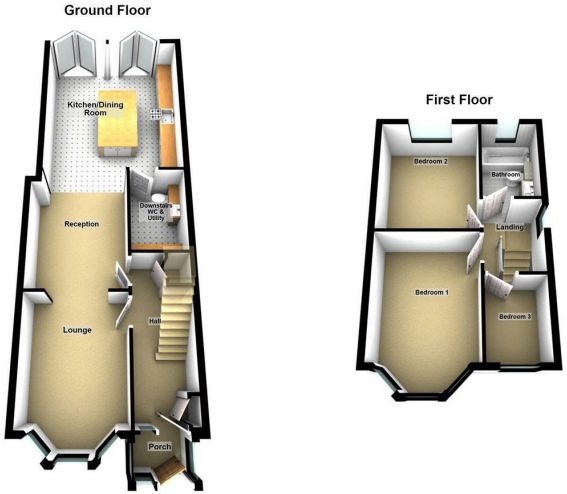
OfCom Mobile
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

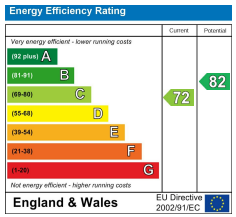
EE- Good outdoor
O2 Good outdoor
3 Good outdoor, variable in-home
Vodafone Good outdoor

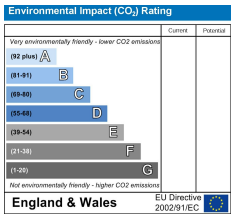
Performance across your postal district

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- 79%
O2 87%
Three 80%
Voda 83%
Performance scores should be considered as a guide since there can be local variations.







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