



Offers Over £375,000

Blandford Avenue, Castle Bromwich, Birmingham, B36 9JE

**** IMMACULATE THROUGHOUT ** NO WORK REQUIRED ** GREAT LOCATION ****

This semi-detached traditional build family home is situated in a great location within the Castle Bromwich area. The property has been modernised and maintained to a very high standard. VIEWING IS HIGHLY RECOMMENDED. The property offers a DRIVEWAY providing off road parking for multiple vehicles, enclosed entrance porch, DOWNSTAIRS GUEST CLOAKROOM, and TWO RECEPTIONS which are open plan to each other. Modern fitted kitchen, CONSERVATORY, garage/storage, and a private well designed rear garden. To the first floor there are THREE BEDROOMS a MODERN FAMILY BATHROOM, and a separate WC. Energy efficiency rating:- Awaiting

Front Garden/Driveway

Mixture of paved and block paved driveway providing off road parking for multiple vehicles. Low wall border to one side and to the front creating a retaining wall for the garden area with mature shrubbery and flower bed. Double glazed door to:-

Entrance Porch

8' x 3'7" (2.44m x 1.09m)

Enclosed entrance porch with double glazed windows to either side and to the front. Wall mounted lantern style light, herringbone design tiling to the floor area, and a further double glazed window with a double glazed door to the side into :-

Entrance Hallway

11'11" x 7'3" (3.63m x 2.21m)

Stairs rising to the first floor landing area with open space below, radiator, decorative coving finish to the ceiling area and real wood flooring. Doors to:-

Guest Downstairs WC

7'5" x 2'4" (2.26m x 0.71m)

Suite comprised of a concealed flush WC, and a wash hand basin inset to a vanity unit providing storage below with a mixer tap over. Spotlights inset to the ceiling area, sandstone effect tiling to the walls, further sandstone effect tiling to the floor area.

Reception Room One

15' into bay 12'5 to wall x 10' (4.57m into bay 3.78m to wall x 3.05m)

Double glazed bay window to the front, decorative coving finish to the ceiling, radiator, and real wood flooring. Wooden style fire surround with a stone effect back over hearth and a coal effect gas fire inset. Central light fitting and a spotlight fitting to the ceiling. Open plan to the rear into:-

Reception Room Two

13'2" x 10'5" (4.01m x 3.18m)

Double glazed double doors to the rear allowing access to the conservatory area, radiator, decorative coving finish to the ceiling area, spotlights also inset to the ceiling area. Real wood flooring extending through from the entrance hallway and reception room one.

Conservatory

10'5" x 9'11" (3.18m x 3.02m)

Double glazed conservatory with double glazed windows to either side and to the rear, tiling to the floor area, and a set of double glazed doors to the side allowing access to the rear garden area.

Kitchen/Dining Room

14'4" x 14' max 10' min (4.37m x 4.27m max 3.05m min)

Range of a mixture of white high gloss effect, and concrete design wall mounted and floor standing base units, quartz work surfaces and end pieces with a stainless steel effect Belfast style sink inset and a mixer tap over. Appliances built in consist of AEG oven with an AEG microwave over, AEG under unit dishwasher, AEG 50/50 fridge freezer, and an AEG electric hob with a black gloss design extractor over. Central island with a double door under unit and pull out bin unit to one side, seating to one end and to the other side. The central island also has a Quartz work surface area and end pieces. Amtico wood effect flooring, Quartz splash back to the cooker area, up-stands and window sill. Vertical column design radiator, spotlights inset to the ceiling, double glazed window to the rear, two double glazed Velux style sky lights to the side, and a set of double glazed double doors to the rear allowing access to the rear garden. The kitchen units conceal an internal access point to the garage area.

FIRST FLOOR

Landing

Loft access via the hatch area with a pull down ladder leading to the boarded and insulated loft area with an extension style plug in light.

Bedroom One

14'6" into bay 12' to wall x 10'1" (4.42m into bay 3.66m to wall x 3.07m)

Double glazed bay window to the front, radiator, decorative dado rail and fitted wardrobes creating an I-shape with four sliding access doors to one wall and two sliding access doors to the other wall.

Bedroom Two

13'3" x 10'5" (4.04m x 3.18m)

Double glazed tilt and open window to the rear, radiator, decorative coving finish to the ceiling area, and a fitted wardrobe to one wall with three sliding access doors, one is mirrored.

Bedroom Three

9'2" x 7' (2.79m x 2.13m)

Double glazed window to the front, radiator, wood effect flooring, and a built in storage/wardrobe situated over the stairs

Bathroom

8'8" x 7'1" (2.64m x 2.16m)

Suite comprised of a panelled oval style bath with a mixer tap over, walk in double shower area with a boiler fed rainfall shower head and further detachable shower head inset. Oval design wash hand basin with a mixer tap over set onto a floating design wall mounted vanity unit providing storage below. Sandstone effect tiling to the walls, darker sandstone design tiling to the outer walls extending into and including the window recess and window sill. Spotlights inset to the ceiling area, ladder style chrome effect radiator, and a double glazed tilt and open window to the rear.



WC

4' x 3'11" (1.22m x 1.19m)

Low flush WC, decorative dado rail to the walls, sandstone effect tiling to the floor area, and a double glazed window to the side.

OUTSIDE

Garage/Store

9'3" x 6'10" (2.82m x 2.08m)

Side area with a roller style front access door, outside tap, work surfaces with space and plumbing below for white goods. Lighting, wall mounted boiler, and an internal door leading through into the kitchen but hidden within the kitchen units.

Rear Garden

Fence borders surrounding the rear garden consisting of a mixture of paved, blocked paved and decorative stone areas creating a patio area which extends to one side creating a pathway leading to the further porcelain tile design patio area situated to the rest of the garden with a Pagoda over. The remainder of the garden consists of low wall divides (some with a clever seating area incorporated) others with grass inset creating a shaped garden. Outside tap, security light and a shed.

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

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.

