



Offers Over £300,000

Farnworth Grove, Castle Bromwich, Birmingham, B36 9JA

**** NO UPWARD CHAIN ** CUL-DE-SAC LOCATION ** TANDEM GARAGE ** DRIVEWAY ****

This three bedroom EXTENDED semi-detached property is being offered with no UPWARD CHAIN and is set in a cul-de-sac location. The property consists of a DRIVEWAY providing off road parking, enclosed entrance porch, entrance hallway, DOWNSTAIRS WC, through lounge/dining room, further EXTENDED DINING ROOM, which is open plan to the EXTENDED KITCHEN area. To the first floor there are THREE BEDROOMS (two doubles and a single) a family bath/shower room, and a separate WC. The property also benefits from a TANDEM GARAGE with a workshop/potting area to the rear. Energy Efficiency Rating:- E

Front Garden/Driveway

Wall border to the front and to one side of the blockpaved driveway providing off road parking and access to the garage area. Double glazed door allowing access to:-

Entrance Porch

8'5" x 2'11" (2.57m x 0.89m)

Enclosed entrance porch area with double glazed windows to the front and to the side, wall mounted lantern style light, and an electrical socket. Tiling to the floor area, and a further door with a window to the side allowing access to:-

Entrance Hallway

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

Stairs rising to the first floor landing area with open space below, radiators, and doors to:-

Downstairs WC

7'7" x 3' (2.31m x 0.91m)

Suite comprised of a low flush WC and a wall mounted wash hand basin. Window to the side into the garage area, tiling to the floor, decorative coving finish to the ceiling area and a storage cupboard with double doors for access.

Lounge

24' into bay 22'11" to wall x 13'2" max 10'2" min (7.32m into bay 6.99m to wall x 4.01m max 3.10m min)

Double glazed angled bay window to the front, two radiators, stone effect fireplace to the rear of the room with two decorative shelf niches, and a coal effect gas fire inset. Decorative pillars either side of the decorative archway to the rear leading to:-

Extended Dining Room

12'9" x 7'3" (3.89m x 2.21m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area. Wood effect flooring, and opening to the side into:-

Extended Kitchen

18'7" x 7'1" (5.66m x 2.16m)

Range of base units with a work surface over incorporating a stainless steel effect sink with a drainer either side. Partly tiled walls, tiling to the floor area, and a decorative coving finish to the ceiling. Wall mounted boiler, pantry cupboard, decorative coving finish to the ceiling area, double glazed window to the rear and to the side and a door also to the side allowing internal access to the tandem garage area.

Tandem Garage

24'2" x 6'11" (7.37m x 2.11m)

Double doors to the front leading to/from the driveway area, plumbing for a washing machine, wall mounted Belfast sink, and lighting. Range of wall mounted and floor standing base units with a work surface over, and a single glazed door with a single glazed window to the side of allowing access to the rear to:-

Workshop/Potting Area

7'11" x 6'11" (2.41m x 2.11m)

Double glazed window to the side into the kitchen area, further double glazed window and door to the rear allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area with a pull down ladder for ease of access, and doors to:-

Bedroom One

14'5" into bay 11'11" to wall x 10'3" (4.39m into bay 3.63m to wall x 3.12m)

Double glazed angled bay window to the rear, radiator and fitted wardrobes to one wall consisting of three doubles with three double over head units above.

Bedroom Two

13'3" max 10'1" min x 10'6" max 9'3" min (4.04m max 3.07m min x 3.20m max 2.82m min)

Double glazed window to the rear, radiator, and fitted units to one wall consisting of a double wardrobe with sliding door access, and a double over head unit above either side of the dressing table area which also has a double over head storage unit above.

Bedroom Three

9'2" x 6'11" (2.79m x 2.11m)

Double glazed window to the front, radiator, and a built in wardrobe situated over the stairs area.

Bathroom

9'3" x 7'3" (2.82m x 2.21m)

Suite comprised of a panelled corner bath with ornate brass style taps over, pedestal wash hand basin with matching ornate brass effect taps over, and a shower cubicle with pivot door access. Radiator, wood effect flooring, storage cupboard, tiling to the walls with a decorative dado tile finish, and a double glazed window to the rear



Separate WC

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

Low flush WC, wood effect flooring and a single glazed window to the side.

OUTSIDE

Rear Garden

Paved patio area leading to a garden laid mainly to lawn with a mature shrubby flower bed to one side. Further paved patio area to the rear of the garden area with a further flower bed to the side. Fence perimeters and an outside tap.

Ofcom Mobile and Broadband Information

Ofcom Mobile Coverage
Results for 7 FARNWORTH GROVE

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 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.

- O2- 81%
- Vodafone 81%

Three 80%
EE 76%
Performance scores should be considered as a guide since there can be local variations.

Ofcom Broadband Coverage
STANDARD - Highest available download speed - 9 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good
SUPERFAST Highest available download speed - 67 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

