

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Bentley Road, Castle Bromwich, Birmingham, B36 0ER

Offers Over £340,000



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\*\* THREE DOUBLE BEDROOMS \*\* MODERNISED THROUGHOUT \*\* GARAGE \*\* DRIVEWAY \*\*

If you are looking for a BEAUTIFULLY PRESENTED TRADITIONAL build semi-detached property in the Castle Bromwich area then this could be the one for you. The property offers a PRIVATE DRIVEWAY for multiple vehicles with an EV CHARGING POINT, enclosed entrance porch area, entrance hallway, private front lounge area, dining room which is open plan to the EXTENDED KITCHEN, which is open plan to the EXTENDED utility area, and an over sized but not quite a double garage to the side. To the first floor there are THREE DOUBLE BEDROOMS and a family shower room. The property also benefits from a private easy maintained rear garden area. Energy Efficiency Rating:- Awaiting

#### Front Garden/Driveway

Low wall border to the front with decorative railings over, a single access gate for pedestrian access, and space for double gates to allow vehicular access. Pull up bollard for added security, two wall mounted lights over the garage area and a further security light above the entrance area. Flower beds to either side of the block paved driveway providing off road parking for multiple vehicles, and an EV charging point. Roller garage door giving access to the garage with a further UPVC door to the side of the garage door also giving access to the garage area and a Composite door allowing access to:-

#### Entrance Porch

4'11" x 4'3" (1.50m x 1.30m)

Enclosed entrance porch area with windows either side of the entrance door and to one side of the porch area. Tiling to the floor area with a decorative edge design, ceiling mounted light, UPVC panelling to the underneath of the pitched roof area. Further Composite door with windows either side and above leading through to:-

#### Entrance Hallway

12'8" x 5'5" (3.86m x 1.65m)

Stairs rising to the first floor landing area, radiator, spotlights inset to the ceiling area, and slate effect tiled flooring. Doors to:-

#### Lounge

16'8" into bay 14'4" to wall x 9'11" (5.08m into bay 4.37m to wall x 3.02m)

Double glazed curved design bay window to the front, column design radiator, sleeper style beam over the fire area with slate design tiling to the alcove walls with a log burner inset.

#### Dining Area

10'9" max 8'8" min x 9'11" (3.28m max 2.64m min x 3.02m)

Double glazed window to the rear extending to one side creating a half bay area with double glazed French doors inset allowing access to the rear garden area. Flat column design radiator, alcove to the chimney breast area, and open plan to the side into:-

#### Kitchen (Extended)

17'7" x 8' (5.36m x 2.44m)

Wren design high gloss effect floor standing base units with larder style units incorporated in red or cream, with a dark slate effect work surface incorporating a sink and drainer unit with a detachable mixer tap over. Further units surrounding an American style fridge area (open to negotiations) Appliances built in consist of a Neff Induction hob with a glass effect splash back and a circular design CDA extractor above. Neff under unit dishwasher, Neff mid height

oven, further Neff mid height microwave inset, with a warming plate below. Plumbing for a dishwasher, partly Mosaic style partly tiled walls above the work surface. Slate effect tiling to the floor area, spotlights inset to the ceiling with a decorative square glass design surround, under work top lighting and plinth lighting. Vertical column design radiator, double glazed window to the rear, UPVC door allowing access to the garage area, Open plan to the rear into:-

#### Utility Area (Extended)

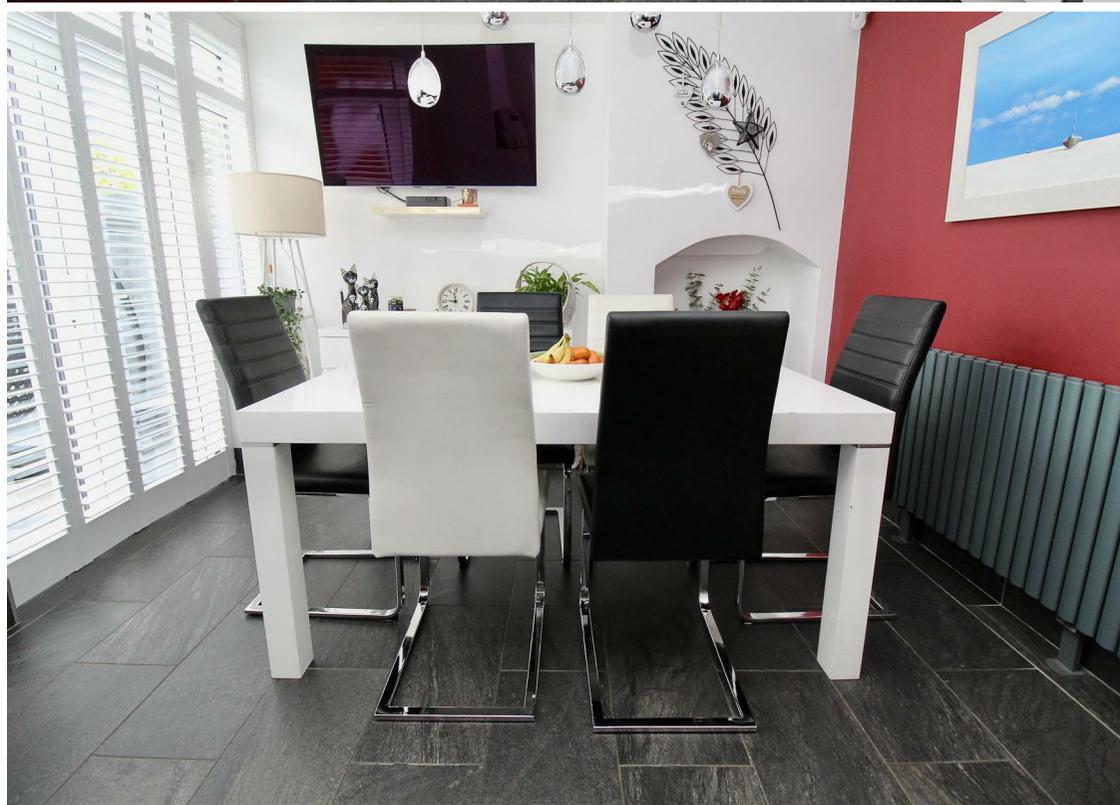
6'11" x 5'8" (2.11m x 1.73m)

Cream high gloss base unit with slate effect work surface over and plumbing for a washing machine below. Mosaic style tiling above the work surface area to the walls, and slate effect tiling to the floor area extending through from the kitchen with up-stands to the lower wall areas. Double glazed window to the rear and a double glazed door to the side allowing access to the rear garden area.

### FIRST FLOOR

#### Landing

Double glazed window to the side, storage cupboard over the stairs, and an enlarged loft access hatch area with the convenience of a pull down ladder. Doors to:-



## Bedroom One

13'8" into bay 11' to wall x 9'11" (4.17m into bay 3.35m to wall x 3.02m)

Double glazed curved design bay window to the front, old design column style radiator, and fitted wardrobes to one wall with four sliding mirrored doors for access.

## Bedroom Two

14'3" max 11'11" min x 9'11" (4.34m max 3.63m min x 3.02m)

Double glazed window to the rear extending to one side creating a half bay, and a column style radiator.

## Bedroom Three (Extended)

17'8" x 8'2" (5.38m x 2.49m)

Double glazed windows to the front and to the rear giving the room a dual aspect, and two column design radiators.

## Shower Room

6'11" x 5'4" (2.11m x 1.63m)

Suite comprised of a double shower cubicle with a boiler fed shower inset consisting of a rainfall shower and further detachable shower. Decorative panelling to the shower area extending over the window sill with a decorative chrome trim finish. A concealed flush WC and wash hand basin inset to matching units providing storage below. Mosaic design tiling over the wash basin and WC area with a chrome trim finish, ladder style radiator with a decorative wood design tiled area behind again with a chrome

effect trim finish. Distressed wood design tiling to the floor area, spotlights inset to the ceiling, storage cupboard over the stairs area and a triangular design bow window to the front.

## OUTSIDE

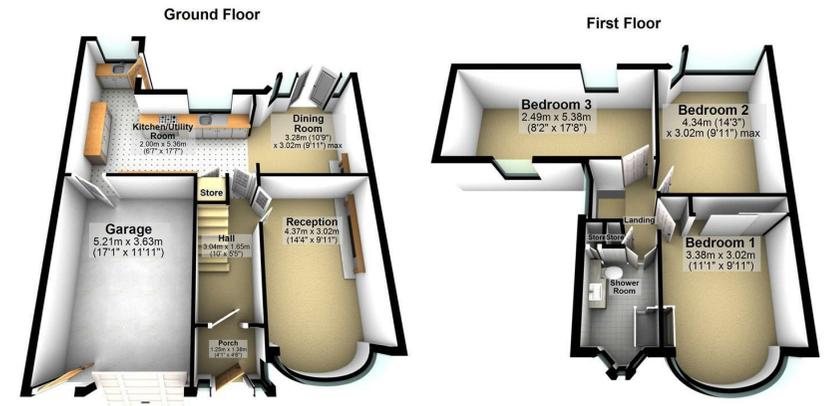
### Garage

17'1" x 11'11" (5.21m x 3.63m)

Roller design door to the front with a further UPVC door also to the front both allowing access to the front driveway/garden area. Electric supply, lightig, wall mounted boiler, and an internal door to the rear into the ktchen area.

### Rear Garden

Fence perimeters surrounding a garden laid mainly to lawn with paved pathways and patio areas surrounding. Flower beds to either side and to the rear of the garden area, timber built storage shed, outside light, a Jacuzzi and an outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(20-39) <b>D</b>		
(1-19) <b>E</b>		
(1-19) <b>F</b>		
(1-19) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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