

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Chester Road, Castle Bromwich Village, Birmingham, B36 9BX

£1,200 Per Month



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*** AVAILABLE NOW *** £1730 DEPOSIT *** NO SUB-LETTING *** PLEASE READ REQUIREMENTS BEFORE CALLING TO VIEW *** PROOF OF AFFORDABILITY WILL BE REQUESTED PRIOR TO VIEWING ***

This semi-detached property is situated in CASTLE BROMWICH VILLAGE and is set back from the road. The property provides a DRIVEWAY to the front for multiple vehicles alongside a front garden area, enclosed entrance porch, entrance hallway, TWO RECEPTIONS, kitchen, UTILITY room with access to a DOWNSTAIRS WC. Single GARAGE to the side providing potential to extend (subject to planning permissions) or convert to a further ground floor room. To the first floor there are THREE DOUBLE BEDROOMS, a family bathroom and a separate WC. The property also benefits from a great FAMILY SIZE REAR GARDEN, central heating and double glazing (both where specified) Energy Efficiency Rating:- D

TO BOOK A VIEWING

We require proof of affordability - We will request your proof of photographic ID, last 3 months bank statements and last 3 months payslips

Front Garden/Driveway

Garden laid mainly to lawn with a mature shrubbery flower bed inset to the side of the Tarmac driveway providing off road parking for multiple vehicles, further mature shrubbery and flower bed border to one side of the driveway creating a border with the neighbouring property. Access gate to the side of the property leading to the further access gate into the rear garden area. Wall mounted security light and a double glazed door allowing access to:-

Entrance Porch

Enclosed entrance porch area with three double glazed windows to the front and one to the side, tile effect flooring, wall mounted decorative light, a decorative circular design leaded/stained glass window to the rear into the cloakroom area, and a decorative leaded/stained glass effect window to the side of the matching wooden door with a leaded stained glass insert into:-

Entrance Hallway

12'5" x 8'3" (3.78m x 2.51m)

Stairs rising to the first floor landing with an

under stairs storage cupboard below, Parquet wooden flooring, radiator, and a decorative coving finish to the ceiling area. Doors to

Reception Room One (Front)

16'7" (into bay) 12'5" (to wall) x 11'11" (5.05m (into bay) 3.78m (to wall) x 3.63m)

Double glazed angled bay window to the front, radiator, decorative plaster effect coving to the ceiling area. Feature fireplace consisting of a wooden style fire surround with a marble effect back over hearth and a coal effect gas fire inset.

Reception Room Two (Rear)

13' (into bay) 10'11" (to wall x 15'2" (3.96m (into bay) 3.33m (to wall x 4.62m)

Double glazed bay area to the rear with double glazed windows either side and a set of double glazed sliding patio doors to the rear allowing access to/from the rear garden area. A radiator either side of the bay area, decorative coving finish to the ceiling and a decorative design brick effect fireplace with an open grate fire inset.

Kitchen

13'1" (into bay) 10'11" to wall x 8'2" (3.99m (into bay) 3.33m to wall x 2.49m)

Range of wall mounted and floor standing base units with a work surface over extending to create a lower level breakfast bar area. Stainless

steel effect sink and double drainer unit set into the bay area with storage units below, radiator, partly tiled walls, pantry area with a single glazed window to the side and lighting (4'8" x 2'8") spotlights inset to the pelmet in the bay area, tile effect flooring, double glazed box bay window to the rear, and an internal door to the side allowing access to:-

Utility Room

12'3" x 8'3" (3.73m x 2.51m)

Range of wall mounted and floor standing base units with a work surface over, Belfast sink, radiator, plumbing for a washing machine with further plumbing for a dishwasher. Tile effect flooring, internal door to the front allowing access to/from the garage area, double glazed window to the rear at the side of a double glazed door also to the rear allowing access to/from the rear garden area. Internal door to:-

Downstairs WC

4'3" x 2'9" (1.30m x 0.84m)

Low flush WC, single glazed window to the side into the utility area, and a tile effect flooring extending through from the utility area.

Side Garage

15'8" x 8'3" (4.78m x 2.51m)

Double doors to the front (mixed sizes) allowing



access to/from the front garden/driveway area, lighting, and a wall mounted combi boiler.

FIRST FLOOR

Landing

Loft access via the hatch area with a pull down ladder for access and a light inset.

Bedroom One (Front)

16'7" (into bay) 12'5" (to wall) x 11'11" (5.05m (into bay) 3.78m (to wall) x 3.63m)

Double glazed angled bay window to the front, radiator, and fitted bedroom units consisting of three double wardrobes/storage areas, a single wardrobe, a dressing table area with an overhead unit above, and a matching headboard with bedside tables either side both benefitting from two drawer storage.

Bedroom Two (Rear)

15'3" x 9'4" (4.65m x 2.84m)

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

Bedroom Three (Front)

11'7" (into bay) 9'5" (to wall) x 8' (3.53m (into bay) 2.87m (to wall) x 2.44m)

Double glazed angled bay window to the front, radiator, and a built in storage/wardrobe area over the staircase.

Family Bathroom

9'5" x 8'2" (2.87m x 2.49m)

Suite comprised of a panelled bath, separate corner shower cubicle with an electric shower inset and a vanity unit providing storage below and a wash hand basin to the top. Partly tiled walls, shaver point, radiator, and a double glazed window to the rear.

Separate WC

4'5" x 4'2" (1.35m x 1.27m)

Suite comprised of a low flush WC and a wall mounted corner wash hand basin. Radiator, single glazed window to the side, decorative coving finish to the ceiling and dado rail to the walls

OUTSIDE

Rear Garden

Private family size rear garden benefitting from a paved patio area with a decorative low wall retaining flower bed area either side of a circular design step leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders surrounding. Decorative Pergola with mature shrubbery flower bed divides either side leading to and concealing a further garden laid mainly to lawn with two decorative circular design paved areas inset, and a further mature shrubbery flower bed surrounding.

