

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Water Orton Road, Castle Bromwich, Birmingham, B36 9EU

Offers In The Region Of £495,000



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**** LARGER STYLE FAMILY HOME ** EXTENDED ** MODERNISED THROUGHOUT ** GARAGE ****

This DETACHED property is situated in CASTLE BROMWICH VILLAGE area and has been modernised to a high standard. The property is set back via a LARGER STYLE DRIVEWAY with a front garden area, enclosed entrance porch area, OPEN ENTRANCE HALLWAY which gives access to the TWO BAY WINDOWED RECEPTION ROOMS, and the EXTENDED open plan Kitchen/dining room area. There is an inner open hallway which gives access to the GUEST CLOAKROOM and internal access to the GARAGE area. To the first floor there is a SPLIT LEVEL LANDING AREA which provides access to the FOUR BEDROOMS (three doubles and one single) and the FOUR PIECE BATH/SHOWER ROOM which is fully modernised and of a great size. The property also benefits from a PRIVATE REAR GARDEN with a summer house and timber storage shed. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Mixture of fence and wall borders surrounding a block paved driveway providing off road parking for multiple vehicles. Garden laid mainly to lawn to one side with mature shrubbery and flower bed borders, and raised kerb stone edging to one front corner. Security light, access gate to the side of the property allowing direct access to the rear garden area, and decorative arch design double glazed French doors allowing access to:-

Entrance Porch

5'2" x 2'5" (1.57m x 0.74m)

Enclosed entrance porch with a ceiling mounted light, wood effect flooring, and a decorative leaded glazed door allowing access to:-

Entrance Hallway

13'4" x 8'2" (4.06m x 2.49m)

Split level stairs rising to the first floor landing area with a storage cupboard below. Radiator with a decorative cover over, open alcove via a decorative archway to the front of the property with a double glazed window inset creating further light into the hallway area. Partly glazed Oak design doors from the entrance hallway allowing light to filter through leading to both reception areas and to the open plan kitchen/dining room area.

Reception Room One

15'7" into bay 12'11" to wall x 11'11" (4.75m into bay 3.94m to wall x 3.63m)

Double glazed curved bay design to the front with a curved bay radiator below, decorative plaster effect dado rail to the walls and ceiling rose to the ceiling area.

Reception Room Two

16'8" into bay 14'4" to wall x 11'11" (5.08m into bay 4.37m to wall x 3.63m)

Double glazed angled bay window to the front, radiator, decorative plaster effect ceiling rose and coving finish to the ceiling area.

Extended Kitchen/Dining Room

17'3" x 10'11" (5.26m x 3.33m)

Range of wall mounted and floor standing base units in a decorative Concrete design with Quartz/Marble effect work surfaces over with matching up-stands incorporating a sink and drainer unit with a mixer tap over, and a built in electric hob with an extractor built in (saves having an extractor above). The work surfaces extend to create a breakfast bar area with storage below and space for seating. Side by side eye level ovens inset to the units, tile effect flooring, spotlights inset to the ceiling and an older style column radiator. Double glazed window to the rear, and a double glazed door

also to the rear allowing access to/from the rear garden area. Opening towards the front of the building giving access to the garage and:-

Downstairs Guest Cloakroom

4'7" x 3'6" (1.40m x 1.07m)

Suite comprised of a low flush WC and a wash hand basin with a mixer tap over inset to a wall mounted vanity unit providing storage below. Spotlights to the ceiling, tile effect flooring, and decorative tiles to the splash prone wash basin area.

FIRST FLOOR

Split Level Landing

Loft access via the hatch area and doors to:-

Bedroom One

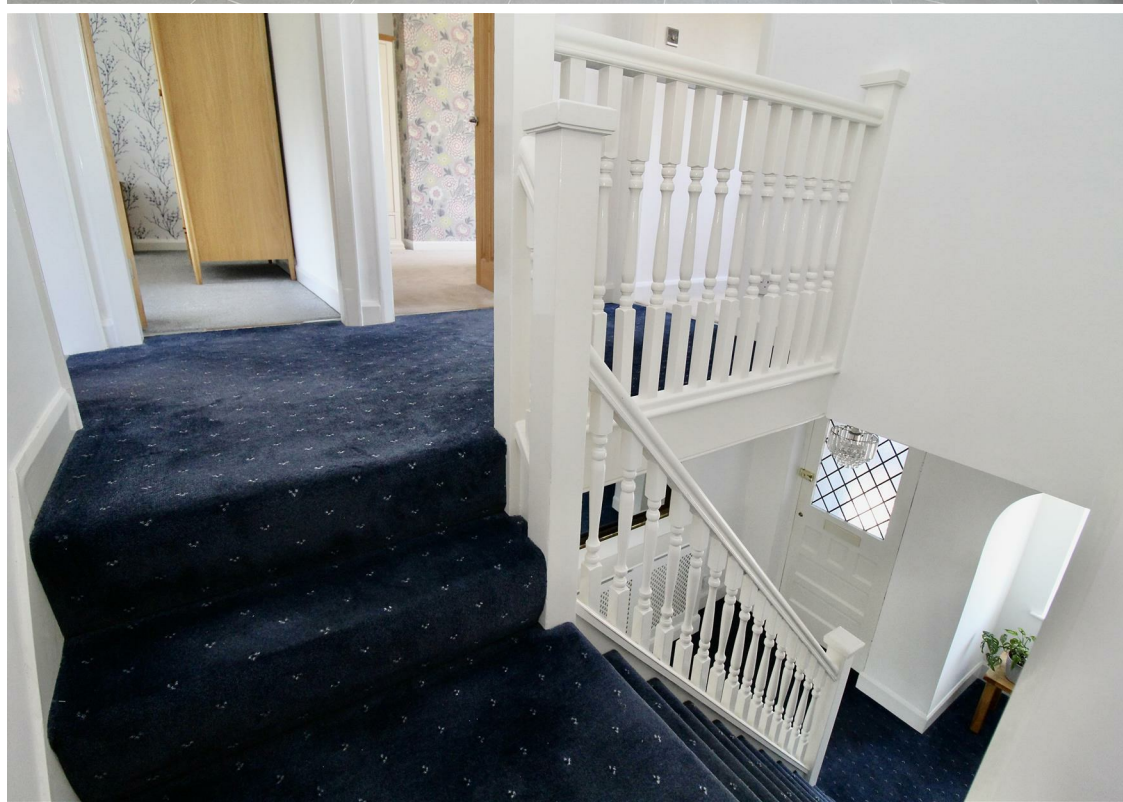
16'2" into bay 12'11" to wall x 11'11" (4.93m into bay 3.94m to wall x 3.63m)

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

Bedroom Two

17'1" into bay 14'4" to wall x 11'11" (5.21m into bay 4.37m to wall x 3.63m)

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



Bedroom Three

13'11" x 8'9" (4.24m x 2.67m)
Double glazed angled bow window to the front, a further double glazed window to the rear, and a radiator.

Bedroom Four

8'1" x 8'1" (2.46m x 2.46m)
Double glazed window to the front, radiator, and a decorative coving finish to the ceiling area.

Bathroom

10'7" x 8' (3.23m x 2.44m)
Suite comprised of a deep design panelled bath with a mixer tap over and LED lights inset to the base. Double shower enclosure with a boiler fed rainfall shower over, and further detachable shower head. Pivot style door for access, decorative stone effect panelled walls, and a extractor above. Low flush WC and a wash had basin both inset to matching units providing storage below. Chrome effect ladder style radiator, partly tiled walls with a decorative chrome finish, and mosaic style tiles over the bath area. LED lights also inset to the plinths light up mirror over the wash basin area, wood effect flooring, spotlights inset to the ceiling and two double glazed windows to the side.

OUTSIDE

Rear Garden

Paved patio area leading to a garden laid

mainly to lawn with mature well established shaped flower bed and shrubbery borders. Raised shaped corner decked area to one rear corner currently housing a corner design summer house with double doors for access, and windows either side of the corner areas. Block paved pathway to the opposite rear corner leading to a timber storage shed with further mature shrubbery concealing the shed area. Access gate to the side of the property with security light over, flagstone flooring with decorative gravel edging leading to /from the front garden/driveway area. Decorative rockery to one of the side flower bed areas, and fence perimeters surrounding, and outside lights either side of the kitchen/dining room doors.

Garage

10'7" x 8'6" (3.23m x 2.59m)
Single garage area with base units to either side and a roll edge work surface over. Wall mounted boiler, plumbing for a washing machine, electric supply, lighting, and a radiator.

