



## Offers In The Region Of £220,000

### Halfpenny Field Walk, Castle Vale, Birmingham, B35 7HT

**\*\* NO UPWARD CHAIN \*\* IMMACULATE THROUGHOUT \*\* GARAGE \*\* PARKING TO REAR \*\***

This mid-terrace traditional build property has been modernised throughout and is being offered with NO UPWARD CHAIN. The property consists of a PRIVATE FRONT GARDEN area, entrance hallway, lounge to the front which is open to the rear dining room (two receptions if you were to divide them back off) and a MODERN FITTED KITCHEN to the side of the dining room area. To the first floor the landing provides access to the THREE BEDROOMS and the modern FAMILY BATHROOM. This property also has the benefit of a brick built storage shed, private rear garden, REAR GARAGE situated within the rear garden area and double gates giving access to a PRIVATE PARKING AREA also within the rear garden just to the side of the garage area. Energy Efficiency Rating:- C

#### Approach

The property can be approached via the walkway to the front, or via the road area to the rear giving access through the rear garden area. If approached via the front there are decorative railings with a matching access gate giving way to:-

#### Front Garden

Garden laid mainly to lawn with decorative flower beds surrounding and a paved pathway leading to the double glazed door into:-

#### Entrance Hallway

**6'11" x 5'9" + stairs area (2.11m x 1.75m + stairs area)**

Double glazed window to the front just to the side of the entrance door, storage cupboard housing the utility meters, radiator, and wood effect flooring. Decorative coving finish to the ceiling area, and a door to the side leading into:-

#### Lounge

**13'7" max 10'6" min x 13'5" (4.14m max 3.20m min x 4.09m )**

Double glazed bow window to the front,

understand storage cupboard, radiator, wood effect flooring and a decorative coving finish to the ceiling. Opening to the rear leading through to:-

#### Dining Room

**11'10" max 9'10" min x 9'6" (3.61m max 3.00m min x 2.90m)**

Double glazed sliding patio doors to the rear allowing access to/from the rear garden area. Radiator, wood effect flooring, spotlights inset to the ceiling and a decorative coving finish also to the ceiling. Internal door to the side allowing access to :-

#### Kitchen

**12'10" x 6'10" (3.91m x 2.08m )**

Modern fitted kitchen consisting of wall mounted and floor standing base units with a wood effect work surface over incorporating a glass design sink and drainer unit with an extendable mixer tap over. Appliances built in consist of an under unit Zanussi electric oven with a Zanussi induction hob over and a Cooke & Lewis stainless steel effect extractor above. Glass effect splash back to the splash prone areas with a decorative chrome trim, spotlights inset to the ceiling and a decorative

coving finish also to the ceiling area. Plumbing for a washing machine, and a double glazed window to the rear.

#### FIRST FLOOR

##### Landing

Loft access via the hatch area, storage cupboard, decorative coving finish to the ceiling area and doors to:-

##### Bedroom One

**13' x 9'8 (3.96m x 2.95m)**

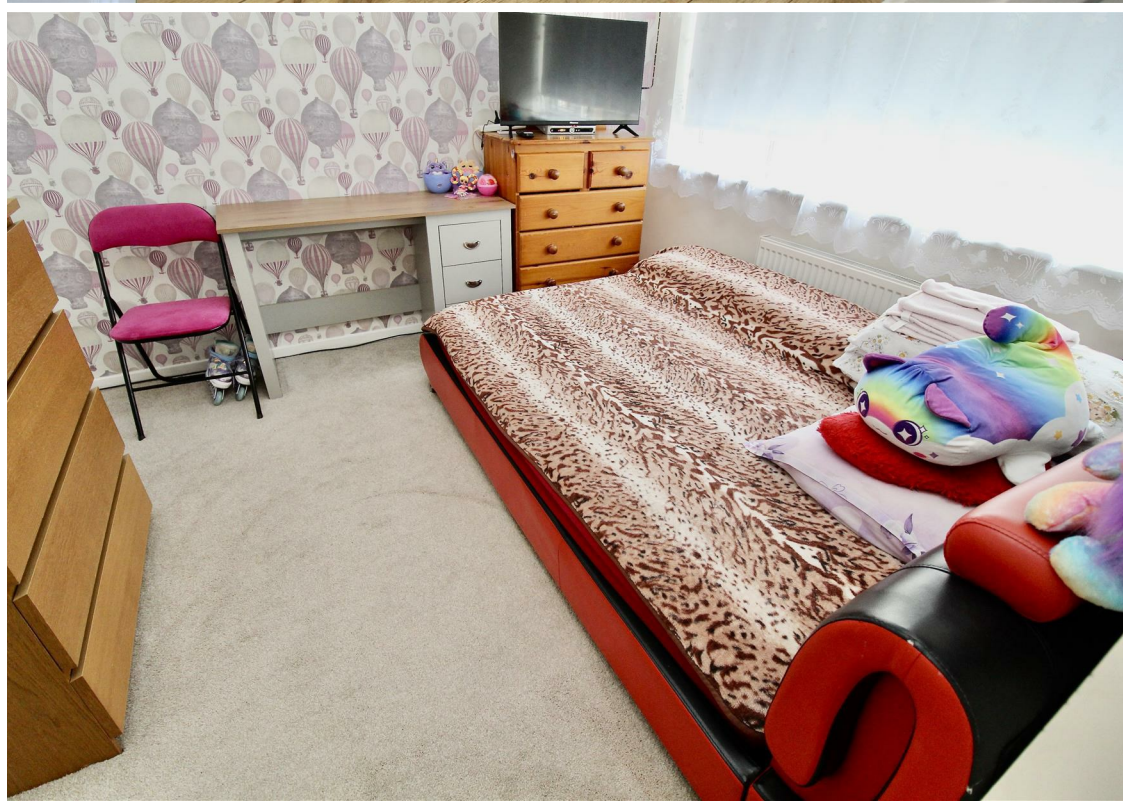
Double glazed window to the front, radiator, decorative coving finish to the ceiling area and a built in double wardrobe with double access doors.

##### Bedroom Two

**10'10" max 9'3" min x 10'1" (3.30m max 2.82m min x 3.07m)**

Double glazed window to the rear, radiator, decorative coping finish to the ceiling area, and a built in storage/wardrobe area with a single access door.







Bedroom Three

10'4" x 6'11" (3.15m x 2.11m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling area, and a storage cupboard situated over the stairs.

Bathroom

7'2" x 6'8" (2.18m x 2.03m)

Suite comprised of an L-shaped panelled bath with a boiler fed rainfall and detachable shower head over, low flush WC and a wash hand basin both inset to matching units , with the wash hand unit providing storage below. Partly tiled walls made up of a mixture of stone effect tiling and mosaic granite effect tiling. Ladder style radiator, tiling to the floor area, spotlights inset to the ceiling and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a lawn area with a raised sleeper style flower bed to one side and pathway to the other giving access to the brick built storage shed (this has a double glazed door for access, electric supply, and shelving) and continuing through to a further paved patio area and sleeper retaining flower

bed area. Decorative stone area to the rear just to the side of the garage area providing off road parking via the double gates leading out to the road area to the rear of the property.

Garage

15'11" x 8' (4.85m x 2.44m)

The garage is situated in the rear garden but is detached from the house. The garage can be accessed via the rear garden and the rear personal access door to the garage, or via the rear roadway area. The garage also has an up and over door to the rear giving vehicular access, electric supply, and lighting.

FURTHER INFORMATION

Council Tac Band:- B  
Birmingham City Council  
Double glazing and Central heating both re-placed within the last 5 years  
Kitchen and Bathroom fitted within the last 8 years  
We are advised this is a TRADITIONAL build

