



## Offers In The Region Of £375,000

### Elmfield Road, Castle Bromwich, Birmingham, B36 0HN

**\*\* CORNER PLOT \*\* EXTENDED \*\* OVERSIZED GARAGE \*\* THREE DOUBLE BEDROOMS\*\***

This corner plot semi-detached property has masses of potential subject to the relevant permissions due to the size of the plot. The property currently comprises of a LARGER style DRIVEWAY providing off road parking for multiple vehicles. Enclosed entrance porch, entrance hallway, DOUBLE BAYED THROUGH LOUNGE was originally two, EXTENDED L-SHAPED KITCHEN leading to an additional DINING/SITTING ROOM, and a GARAGE to the side with internal access. To the first floor there are THREE DOUBLE BEDROOMS and a four piece family bathroom. The property also has a boarded loft space accessed via the pull down ladder. The rear garden tapers to the rear slightly but has the benefit of the side garden area for a potential extension opportunity. Energy Efficiency Rating :- E

#### Front Garden

The property is situated on a CORNER PLOT with privet borders creating privacy surrounding the front garden area consisting of a garden laid mainly to lawn with decorative block paved edging to the side creating a divide to the block paved driveway creating off road parking for multiple vehicles. Sliding double glazed doors allowing access to:-

#### Entrance Porch

**5'3" x 4'9" (1.60m x 1.45m)**

Enclosed entrance porch with a decorative archway over the two tier wood effect tiled floor area, modern style light to the wall, and a double glazed door with double glazed windows either side leading to:-

#### Entrance Hallway

**14'2" x 5'4" (4.32m x 1.63m)**

Decorative wood effect banister to the stair case with steel effect spindles and fixings, Oak flooring, radiator, spotlights inset to the ceiling area, and a decorative coving finish also to the ceiling area. Doors to:-

#### Downstairs WC

**4'8" x 3'9" (1.42m x 1.14m)**

Suite comprised of a low flush WC and a wall mounted wash hand basin. Tiling to the floor area, and partly tiled walls

#### Through Lounge (originally two)

**29'2" into bays 24'4" to wall x 10'9" (8.89m into bays 7.42m to wall x 3.28m)**

Double glazed curved bay window to the front, two radiators, decorative plaster effect coving to the ceiling. Spotlights inset to the ceiling, decorative panelling to approximately half height with a dado finish. Decorative archway to the side of the modern design media wall with a decorative stone effect niche inset Double glazed bay to the rear with windows to the sides and double doors to the rear allowing access to the rear garden area.

#### L-Shaped Extended Kitchen

**12'8" x 5'6" + 7'11" x 7'11" (3.86m x 1.68m + 2.41m x 2.41m)**

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of a Fridge/Freezer, oven, microwave, and an electric hob with an extractor over. Under floor heating, spotlights inset to the ceiling, decorative coving finish also to the ceiling. Partly tiled walls, tiling to the floor area, double glazed window to the rear, further double glazed window to the side with a double glazed door to the side allowing access to the private side garden area and a Velux style

window to the side within the extended area. Open plan towards the front of the property into:-

#### Dining Room

**14'6" x 7'2" (4.42m x 2.18m)**

Double glazed bow window to the front, decorative coving finish to the ceiling area, spotlights also on the ceiling area. Under floor heating below the tile floor area, and a decorative alcove fireplace area with a decorative sleeper over, and tiled/flagstones within the inner alcove walls/floor area. Door to the side into:-

#### Garage

**16'4" x 13'7" tapering to 9'8" (4.98m x 4.14m tapering to 2.95m)**

Double doors to the front, electric supply, lighting, further door to the rear allowing straight through access to the rear garden area. Base units to one wall providing further storage with a work surface over. Wall mounted boiler, wood effect flooring and utility meters.

### FIRST FLOOR

#### Landing

Double glazed window to the side, decorative coving finish to the ceiling, spotlights inset to the



ceiling, and a decorative chrome effect spindles to the wood effect bannister. Doors to:-

Bedroom One

14'4" into bay 12'4" to wall x 10'1" (4.37m into bay 3.76m to wall x 3.07m)

Double glazed curved bay window to the front, spotlights inset to the ceiling, radiator, and spotlights inset to the ceiling. Decorative panelling to approximately half height with a decorative dado rail finish to one wall.

Bedroom Two

14'2 into bay 12'2 to wall x 10'1 (4.32m into bay 3.71m to wall x 3.07m)

Double glazed angled bay window to the rear, radiator, spotlights inset to the ceiling, and a decorative coving finish to the ceiling. Loft access via the enlarged loft hatch with a pull down ladder.

Bedroom Three

11'2 x 9'2" (3.40m x 2.79m)

Double glazed window to the front, radiator and spotlights inset to the ceiling area.

Bathroom

8' max 6'1" min x 7'9" (2.44m max 1.85m min x 2.36m)

Suite comprised of a corner jacuzzi bath, separate shower cubicle with a boiler fed shower inset, low flush WC and a modern glass design bowl wash hand basin with a

mixer tap over. Tiling to the walls, with a decorative dado tile inset, and mirror also inset. Tiling to the floor area, spotlights inset to the ceiling, ladder style radiator, and under floor heating. Decorative coving finish to the ceiling and double glazed windows to the rear and to the side.

LOFT SPACE

Loft Area

11'1" x 11'1" with some limited headroom (3.38m x 3.38m with some limited headroom)

The loft area is boarded and carpeted throughout, with storage to the eaves.

OUTSIDE

Side Garden

Accessed via the garage area or kitchen area. The side garden is a private area consisting of decorative wooden panelling to two of the borders surrounding a seating area with artificial lawn to the floor area. This leads to the rear garden area.

Rear Garden

Paved patio area leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders. Further paved patio to the rear of the garden area, and an outside tap.

