



**Offers Over £360,000**

**Whittleford Grove, Castle  
Bromwich, Birmingham, B36 9SL**

- Immaculate Throughout
- Lounge & Dining Room Area
- Double Storey Extension
- Driveway
- Garage
- Conservatory
- Downstairs Shower Room
- Upstairs Bathroom
- No Work Required

## **EPC Rating**

Current: C

Potential: B

## **Council tax band**

Band = C

**\*\* AMAZING PROPERTY \*\* EXTENDED \*\* GREAT LOCATION \*\* DOWNSTAIRS WC \*\***

If you are looking for a property that requires NO WORK that you can move straight into then this is the one for you. The property has a double storey extension to the rear and over the garage area creating a LARGER STYLE family home. The property consist of a PRIVATE DRIVEWAY for multiple vehicles, an enclosed entrance porch, entrance hallway, GREAT SIZE LOUNGE which is open plan to the rear DINING AREA, an EXTENDED KITCHEN, a downstairs GUEST SHOWER ROOM and a CONSERVATORY to the rear of the dining area. To the first floor there are FOUR BEDROOMS, one with a DRESSING AREA entrance, and a family bathroom. The property also has an INTEGRAL GARAGE are and low maintenance private rear garden area. Energy Efficiency Rating:- C

### **Front Garden/Driveway**

Fence border to one side of the Crreteprint driveway providing off road parking for multiple vehicles, open border to the other side. Wall mounted security light, and a double glazed door allowing access to:-

### **Entrance Porch**

**5'6" x 2'7" (1.68m x 0.79m)**

Enclosed entrance porch with double glazed windows to the side, and to the front. Wall mounted light, distressed wood style flooring, and a further double glazed door allowing access to:-

### **Entrance Hallway**

Stairs rising to the first floor landing area, radiator, wood effect flooring and an internal door to the side leading to:-

### **Lounge Area/Reception Room**

**15'1" x 11' max 9'5" min (4.60m x 3.35m max 2.87m min)**

Double glazed bow window to the front, radiator, under stairs storage cupboard, and wood effect flooring. Media wall able to house up to an 85' TV with a decorative electric fire inset below having various flame effects, and colour mood lighting operated via a remote. Open archway to the rear leading to:-

### **Dining Room Area/Reception Room**

**14'4" x 8'5" (4.37m x 2.57m)**

Double glazed window to the rear, double glazed sliding patio doors to the rear allowing access though to the conservatory area. Radiator, wood effect flooring, and an internal door to the side leading to:-

### **Extended Kitchen**

**18' x 7'6" (5.49m x 2.29m)**

Range of wall mounted and floor standing base units with display units incorporated, glitter effect work surface over incorporating a Porcelain style sink and drainer unit with a mixer tap over. Appliances built in consist of an eye level Hotpoint fan oven, an Indesit gas hob with a stainless steel effect extractor over also benefitting for lights. Wall mounted boiler, radiator, wood effect flooring, a double glazed window to the rear with a double glazed door also to the rear allowing access to the rear garden area. Internal door to the front into the garage area.

### **Conservatory Area**

**10'2" x 10'2" (3.10m x 3.10m)**

Partly brick built with double glazed windows to the rear and a set of double glazed doors also to the rear allowing access to the rear garden area.

Radiator, marble effect high gloss finish tiling to the floor area, and an internal door to the side into:-

### Shower Room

**7'11" x 3' (2.41m x 0.91m)**

Suite comprised of a shower cubicle with a black framed finish and a black electric shower unit with an extractor above. Low flush WC, and a wash hand basin inset to a vanity unit providing storage below. Partly tiled walls, marble effect tiling to the floor area. Ladder style radiator, and a double glazed window to the rear.

### Garage

**18'6" x 8'2" (5.64m x 2.49m)**

Integral garage with an up and over door to the front, personal door to the rear into the kitchen area, electric supply, and lighting.

## FIRST FLOOR

### Landing

Loft access via the hatch area, storage cupboard and a decorative glass area below the banister, doors to all rooms and an open archway to:-

### Dressing Area

**7'4" x 4'7" (2.24m x 1.40m)**

Double glazed window to the side, distressed wood effect flooring, radiator, and an internal door to bedroom four.

### Bedroom One

**12'8" x 8' (3.86m x 2.44m)**

Double glazed window to the front, radiator, distressed wood effect flooring, and a radiator. Fitted bedroom units consisting of a double wardrobe, a single wardrobe either side of the bed area with over head units above and a decorative arch design corner display units also to either side of the bed area.

### Bedroom Two

**11'2" x 9'9" (3.40m x 2.97m)**

Two double glazed windows to the front, radiator, and distressed wood effect flooring.

### Bedroom Three

**9'11" max 8'7" min x 8'1" max 5'6" min (3.02m max 2.62m min x 2.46m max 1.68m min)**

Double glazed window to the rear, radiator, decorative dado rail to the walls and distressed wood effect flooring.

### Bedroom Four

**14'5" max 7'10" min x 7'1" max 4'8" min (4.39m max 2.39m min x 2.16m max 1.42m min)**

Double glazed window to the rear, radiator, and distressed wood effect flooring.

### Bathroom

**6' x 5'6" (1.83m x 1.68m)**

Suite comprised of a panelled bath with ornate mixer tap shower attachment, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Tiling to the walls with a decorative mosaic dado tile inset, ladder style radiator, and a double glazed window to the rear.

## OUTSIDE

### Rear Garden

Low maintenance rear garden area with fence borders surrounding a paved patio area accessed via the kitchen or conservatory area, raised sandstone effect paved patio area with a decorative circular design to the centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Make your next move with us



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