



Offers Over £250,000

Flecknoe Close, Castle Bromwich, Birmingham, B36 9EP

**** IMMACULATE THROUGHOUT ** NO WORK REQUIRED ** NO THROUGH ROAD ****

If you are looking for a property requiring NO WORK in the CASTLE BROMWICH area then this beautiful property could be your perfect home. The property is situated in a no through road so traffic to a minimum, DRIVEWAY to the front allowing off road parking for two vehicles whilst still maintaining a green garden area between the driveway and the property. Enclosed entrance porch leading to a generous size entrance hallway spanning from front to rear with a generous storage cupboard. DOWNSTAIRS GUEST WC, lounge to the front with a bow window, kitchen diner to the rear, and an additional enclosed rear porch area. To the first floor there are THREE BEDROOMS and a family bath/shower room. The property has been modernised and maintained to a high standard throughout. Energy Efficiency Rating:- C

Front Driveway

Block paved driveway providing off road parking for two vehicles leading to:-

Front Garden

Garden laid mainly to lawn with a paved pathway divide, decorative stone covered flower bed area. Further paved area below the canopy providing shelter from the elements with a modern style wall light to one side and a double glazed door to:-

Entrance Porch

5'5" x 3'4" (1.65m x 1.02m)

Enclosed entrance porch with tiling to the floor area, cupboard housing the utility meter, and a ceiling mounted light. Partly glazed internal door allowing access to:-

Entrance Hallway

20'10" x 5'11" (6.35m x 1.80m)

Radiator, stairs rising to the first floor landing with open space below, wood effect flooring and doors to:-

Store Cupboard

4' x 3'4" (1.22m x 1.02m)

Shelving to the internal area located next to the WC - Could potentially create a shower room if you were to open up the wall between the two.

Downstairs Guest WC

5'5" x 3'4" (1.65m x 1.02m)

Suite comprised of a low flush WC and a corner pedestal wash hand basin. Radiator, double glazed window to the side, tiling to the splash prone wash basin area and wood effect tiling to the floor area.

Lounge

13'11" x 11'3" (4.24m x 3.43m)

Double glazed bow window to the front, decorative coving finish to the ceiling area, radiator, wood effect flooring and a modern design fireplace with a stone effect hearth, marble effect back and an electric fire inset with a stone effect bed.

Kitchen/Dining Room

12' x 10'7" (3.66m x 3.23m)

Range of wall mounted and floor standing base units with gold effect finishes, marble effect work surfaces over with a sink and drainer unit inset. Appliances built in consist of an under unit oven with an electric hob over and an extractor above. Plumbing for a washing machine with further plumbing for a dishwasher. Wood effect flooring, herringbone design partly tiled walls with a gold effect trim. Flat column design radiator, and a double glazed window to the rear.

FIRST FLOOR

Landing

Loft access via the hatch area and doors to:-

Bedroom One

13'11" x 11'1" max 9'6" min (4.24m x 3.38m max 2.90m min)

Double glazed window to the front, radiator, wood effect flooring, decorative coving finish to the ceiling and a decorative panelling to the main focus wall.

Bedroom Two

12' x 11'1 max 9'6" min (3.66m x 3.38m max 2.90m min)

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

Bedroom Three

10'2" x 7'9" (3.10m x 2.36m)

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

Family Bathroom

8'1" x 7'1" (2.46m x 2.16m)

Suite comprised of a panelled bath, walk in p-shaped shower enclosure with a boiler fed rainfall shower over and a further detachable shower head. Low flush WC and a pedestal wash hand basin. Partly tiled walls with a chrome



effect trim, chrome effect ladder style radiator, and spotlights inset to the ceiling. Decorative tile effect flooring, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a garden laid mainly to one side and a decorative decked patio area to the other side. Sleeper retaining raised flower bed to the rear, brick built storage area, outside light and an outside tap. The rear garden also benefits from a brick built storage shed.

OfCom Broadband

STANDARD - Highest available download speed - 16 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST - Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

OfCom Mobile

Ofcom Mobile Coverage
 Results for 42 Flecknoe Close

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there

may be differences between the coverage prediction and your experience.

EE- Good outdoor and variable in-home

O2 Good outdoor

3 Good outdoor, and in-home

Vodafone Good outdoor and variable in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2- 83%

Vodafone 79%

Three 78%

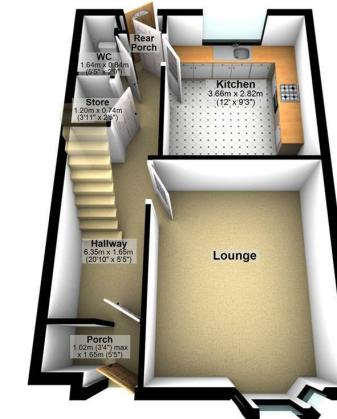
EE 71%

Performance scores should be considered as a guide since there can be local variations.

Estate Agency Disclaimer

The Vendor of this property is an Estate Agent within the meaning of the Estate Agent's Act and a declaration to that effect is hereby made in accordance with Section 21 of the Act

Ground Floor



First Floor



		Current	Potential
Very energy efficient - lower running costs	(92 plus A)		
(81-91)	B	86	
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			