

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Chester Road, Castle Bromwich, Birmingham, B36 9DS

Offers In The Region Of £500,000



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\*\* NO UPWARD CHAIN \*\* DETACHED \*\* LARGER STYLE FAMILY HOME \*\* GATED DRIVEWAY \*\*

If you are looking for a property situated in CASTLE BROMWICH VILLAGE thats DETACHED and a great FAMILY SIZED HOME then this could be the one for you. The property has been extended and adapted to create a lovely laid out family home with a nice internal flow to it. The property consists of a DRIVEWAY for multiple vehicles that is GATED for ADDED SECURITY, an open porch to one side leading to the Utility and an enclosed main porch leading to the entrance hallway. Once inside the property there are THREE RECEPTION ROOMS (one could be utilised as a downstairs bedroom if required), a breakfast kitchen, CONSERVATORY,

#### Front Garden/Driveway

Decorative design wall borders to either side and to the front with decorative Wrought iron railings to the front and matching access gates creating added security to the block paved driveway providing off road parking for multiple vehicles. Open fronted porch area to the one side of the property giving shelter and access to the utility room, secure access gate to the other side of the property giving direct access to the rear garden area. Raised kerbstones surrounding a front flower bed area with stone covering, wall mounted outside/security lights, and, a set of double glazed French style doors with double glazed windows to either side and above creating a decorative archway allowing access to:-

#### Entrance Porch

7'1" x 3'3" (2.16m x 0.99m)

Ceiling mounted light, wood effect tiled flooring, double glazed window to the entrance hallway and a double glazed door allowing access to:-

#### Entrance Hallway

11'5" x 6'9" (3.48m x 2.06m)

Stairs rising to the first floor landing area with open space below giving access to the third reception room. Decorative ornate old fashioned cast design column radiator, decorative coving finish to the ceiling, and dado rail to the walls. Wooden flooring, and partly glazed Oak design doors to all reception rooms and the kitchen area.

#### Reception Room One

15'4" into bay 13'11" to wall x 11'11" (4.67m into bay 4.24m to wall x 3.63m)

Double glazed three bay window to the front, decorative coving finish to the ceiling, picture rail, ceiling rose and picture framing to the ceiling area. Stone design fireplace with a log burner inset, and a decorative ornate old fashioned cast column design radiator.

#### Reception Room Two

13'11" x 11'11" (4.24m x 3.63m)

Double glazed windows either side and at matching height to the set of double glazed French doors to the rear allowing access to the conservatory area. Decorative old fashioned ornate cast design column radiator. Decorative ceiling rose, coving, picture rail and picture framing to the ceiling area.

#### Conservatory

11'1" x 10'4" (3.38m x 3.15m)

Partly brick built with double glazed windows over to either side and to the rear, radiator, tiled flooring, and a set of double glazed French doors to the side allowing access to/from the rear garden area

#### Reception Room Three/Downstairs Bedroom

18'6" into bay 17' to wall x 10'1" (5.64m into bay 5.18m to wall x 3.07m)

Double glazed three panel bay window to the front, decorative cast column style radiator, spotlights inset to the ceiling, decorative niche to one wall with a light inset, and wooden flooring.

#### Breakfast Kitchen/Diner

13'11" x 10'7" (4.24m x 3.23m)

Range of wall mounted and floor standing base units with open corner display unit, basket drawers, glass fronted display units, wine rack, and open shelving inset to the alcove area. Quartz work surfaces with a Belfast sink inset and drainer areas either side grooved into the work surface area. Breakfast bar providing seating space with a double sided glass fronted Peninsula unit over. Partly tiled walls with a decorative contrast tile inset to a picture rail height. Wood effect tiling to the floor area, spotlights inset to the pelmet bridge over the window area, and a radiator. Double extractor canopy over the range cooker area, panelling to the ceiling area and top part of the wall areas meeting the tiled walls. Double glazed window to the rear and a double glazed door to the side into:-

#### Inner Vestibule

Bi-fold door allowing access to the boiler/storage area with wood effect tiled flooring and the wall mounted boiler. Open archway through to the utility area, wood effect tiled floor, and a further bi-fold door to:-

#### Downstairs WC

6' x 2'10" (1.83m x 0.86m)

Low flush WC, and a wall mounted wash hand basin. Panelling to the ceiling, tiling to splash prone areas, wood effect tiling to the floor area, and panelling to the walls, and a double glazed window to the side into the utility area.

#### Utility Room

20'6" x 5' (6.25m x 1.52m)

Wall mounted and floor standing base units with display units incorporated with a work surface over incorporating a sink and drainer unit with a mixer tap over. Radiator, plumbing for a washing machine, spotlights inset to the ceiling area. Extractor fan to the outer wall, wood effect tiling to the floor area, double glazed windows either side and above the double glazed door to the front open porch area, and a further double glazed window and door to the rear allowing access to the rear garden area.

#### Open Front Porch

Ceiling mounted light, archway opening providing shelter from the typical British weather leading to/from the front driveway area directly into the utility room

#### FIRST FLOOR

#### Landing

Two double glazed windows to the front, stairs rising to the loft space, decorative dado rail and coving to the walls and doors to:-

#### Bedroom One

15'11" into bay 14 to wall x 12' (4.85m into bay 4.27m to wall x 3.66m)

Double glazed three panel bay window to the front, radiator, decorative coving finish and ceiling rose to the ceiling area. Fitted bedroom units consisting of two double mirror fronted wardrobes, two further double wardrobes, a three drawer unit with open display shelving over to one wall. Dressing table with three drawers either side placed in the bay area. A single partly glazed wardrobe, and three drawer bedside cabinet with class corner shelving over either side of the bed area with two double and one single over head storage units above the bed area. Opening to:-

#### Shower Room En-Suite

5'9" x 5' (1.75m x 1.52m)

Suite comprised of a corner shower cubicle with a pivot door for access, boiler fed shower inset and an extractor to the outer wall. Low flush WC with an ornate design flush handle, pedestal wash hand basin with ornate design taps over. Double mirror cabinet, light up mirror over the wash basin area, adder style radiator, marble effect panelling to the walls, tiling to the floor area, and a double glazed window to the side

#### Bedroom Two

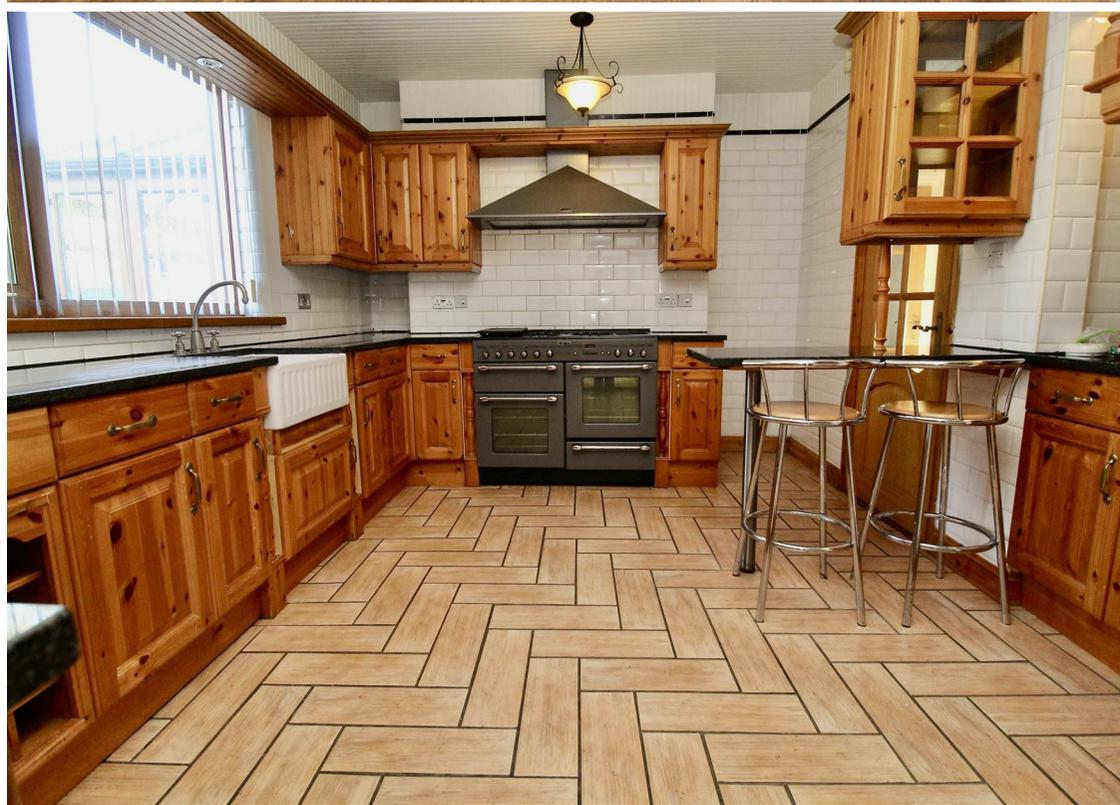
13'6" x 11'4" (4.11m x 3.45m)

Double glazed dormer style window to the front, radiator, built in storage cupboard to the eaves, spotlights inset to the open eaves area creating a larger design bedroom.

#### Bedroom Three

14' max 7'9" min x 11'11" max 6'5" min (4.27m max 2.36m min x 3.63m max 1.96m min)

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



## Family Bathroom

13'4" x 9' (4.06m x 2.74m)

Five piece suite comprised of a double shower enclosure with sliding access door leading to the boiler fed rainfall and detachable shower head unit. Spotlight inset with an extractor, mirror inset to the shower are and a glass shelf. Tile sided sunken design Jacuzzi bath with a seat inset and ornate mixer tap shower attachment over. Mid flush WC with ornate design wall brackets, bidet with ornate design taps, and an ornate design pedestal wash hand basin with ornate taps over. Partly tiled walls in a smaller mosaic design tile, and decorative panelling to the lower wall areas. handy tiled shelf to one side of the bath area, spotlights inset to the ceiling, ornate cast design radiator, and a double glazed Dormer style window to the rear. Concealed storage area into the eaves

## SECOND FLOOR

### Loft Landing

Double glazed window to the rear, radiator, and a decorative dado rail to the walls. Doors to:-

### Loft Room/Childs Bedroom (limited head room)

22'9" x 5'6" + 7'8" x 7'4" (6.93m x 1.68m + 2.34m x 2.24m)

Double glazed Velux design window to the front and two to the side, a further double glazed window to the rear, two radiators, and wood effect flooring.

### Loft Dressing Room and WC (limited headroom)

11'7" x 7'9" (3.53m x 2.36m)

Double glazed window to the rear, two Velux design windows to the rear, wood effect flooring, radiator, and spotlights inset to the ceiling. The area is divided into two sections with steps dividing, the steps down lead to the low flush WC, and wash hand basin inset to the vanity unit providing storage below.

## OUTSIDE

### Rear Garden

Paved patio area extending to one side of the property creating a paved pathway to the secure Wrought iron access gate allowing direct access to/from the front garden/driveway area. Low wall divide with decorative Wrought iron railings over and matching access gate giving access to the garden laid mainly to lawn with a decorative rockery over the pond area (currently drained down for security purposes) the pond area has secure Wrought iron fencing surrounding with a matching gate for access should you wish to re-install the pond area for your own purposes. Timber shed, plastic shed, outside tap, two outside lights to the rear and one to the side paved pathway area. The main borders are fence borders creating privacy from surrounding buildings.

## OfCom Broadband

STANDARD - Highest available download speed - 23 Mbps.  
Highest available upload speed - 1 Mbps - Availability Good  
SUPERFAST NOT AVAILABLE  
ULTRAFast - Highest available download speed - 2000 Mbps -  
Highest available upload speed - 2000 Mbps - Availability Good

## OfCom Mobile

OfCom Mobile Coverage  
Results for 91 Chester Road

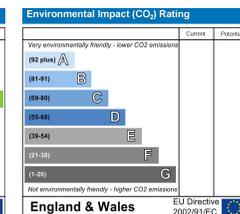
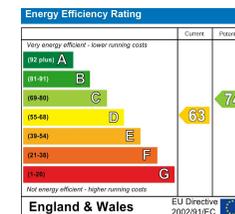
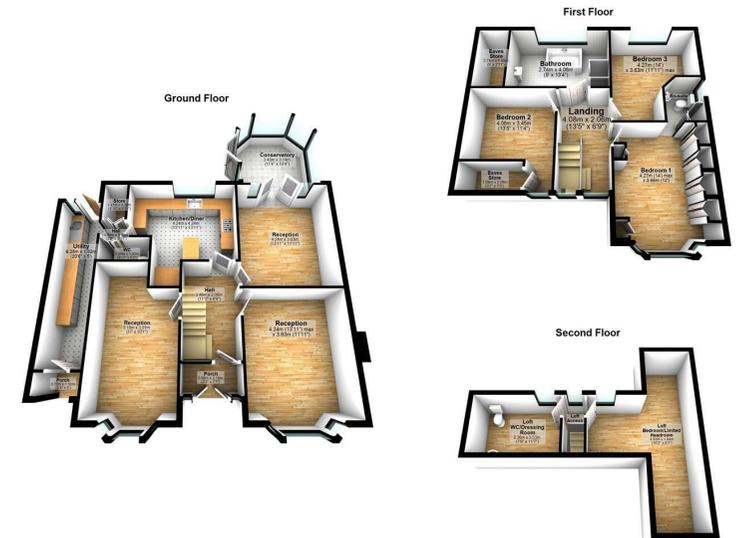
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and variable in-home  
O2 Good outdoor and variable in-home  
3 Good outdoor, in-home  
Vodafone Good outdoor and 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- 86%  
Vodafone 80%  
Three 80%  
EE 76%  
Performance scores should be considered as a guide since there can be local variations.



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254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com