PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Buckingham Road, Castle Bromwich, Birmingham, B36 0JL

Offers In The Region Of £350,000

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** NO UPWARD CHAIN ** DECENT SIZE PLOT ** AMPLE PARKING ** FURTHER POTENTIAL **

This semi-detached property is situated on a great size plot offering further potential with the correct permissions. The property offers an ample size DRIVEWAY for off road parking. enclosed entrance porch, entrance hallway, FOUR RECEPTION ROOMS (some are open to other rooms) kitchen. and an OVER SIZED GARAGE to the side. To the first floor there are THREE DOUBLE BEDROOMS, one with a dormer to the side, all have fitted or built in wardrobes. The property has further potential to extend to the side, over the garage, convert the garage with relevant permission sought. Currently the property is a lovely size family home. Energy Efficiency Rating :- Awaiting

Front Garden

Tarmac driveway providing off road parking for multiple vehicles, garden laid mainly to lawn either side of the driveway area. Privet border to the front and to one side, access gate to the side of the garage area providing secure bin storage. Decorative lantern style wall lights to the front of the property, double glazed door allowing access to:-

Entrance Porch

5'10" x 4'9" (1.78m x 1.45m)

Enclosed entrance porch with double glazed windows to the side and to the front, wall mounted lantern style light, wood effect flooring, and a storage cupboard. Decorative archway within the structure, coving finish to the ceiling, and further double glazed windows either side and over the double glazed door allowing access to:-

Entrance Hallway

11'3" x 6'1" (3.43m x 1.85m)

Stairs rising to the first floor landing area with storage cupboards below for outer wear coats and footwear. Radiator, coving finish to the ceiling, and decorative ceiling rose also to the ceiling. Doors to:-

Reception Room One

16'4" into bay 13' to wall x 12'3" (4.98m into bay 3.96m to wall x 3.73m)

Double glazed angled bay window to the front with a bay radiator below. Decorative coving finish to the ceiling, dado rail to the walls, and a ceiling rose also to the ceiling. Hand made individual design fireplace with a decorative niche to one side with display wall shelving and a closed storage cupboard below. Open plan to the rear into:-

Reception Room Two

10'8" x 10'5" (3.25m x 3.18m)

Double glazed sliding patio doors to the rear allowing access to the rear garden area. Decorative coving finish and ceiling rose to the ceiling, dado rail to the walls, and a radiataor.

Kitchen

9'10" x 9'5" (3.00m x 2.87m)

Range of wooden design wall mounted and floor standing base units (could be a great up-cycle project) with a work surface over incorporating a one and a half sink and drainer unit with a mixer tap over. Appliances built in consist of a De Dietrich under unit oven, Hotpoint four burner hob over, and an extractor hood over. Pan stands inset to the work surface either side of the hob area. Plumbing for a wash machine, partly tiled walls which extend into the window recess and window sill area. Tile effect flooring, coving finish to the ceiling and a double glazed window to the rear. Decorative open archway to the side leading to:-

Reception Room Three

10'8" x 10'5" (3.25m x 3.18m)

Double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area. Wall mounted electric heater, radiator, decorative coving finish to the ceiling and a further decorative archway opening to the front into:-

Inner Hallway

7'3" x 5'2' (2.21m x 1.57m')

Drying cupboard to one side with a radiator and rails incorporated, real wood flooring and a glazed door to the front leading into:-

Reception Room Four

12'6" x 7'3" (3.81m x 2.21m)

This room was originally a garage. Double glazed bow window to the front with spotlights over, radiator, storage cupboard to the wall housing meters, and real wood flooring continuing from the inner hallway.

FIRST FLOOR

Landing

8'3" x 8'2" (2.51m x 2.49m)

Loft access via the pull down ladder, storage cupboard, decorative coving finish and ceiling rose to the ceiling area, and a double glazed window to the side. Doors to:-

Bedroom One

15'3" into bay 11'11" to wall x 10'5" (4.65m into bay 3.63m to wall x 3.18m)

Double glazed angled bay window to the front, two radiators, and a built in double wardrobe. Fitted bedroom units consisting of a double wardrobe either side of the bed area with over head panelling between and spotlights inset.

Bedroom Two

10'5" x 8'9" (3.18m x 2.67m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling, and two double built in wardrobes/storage cupboards.

Bedroom Three

11' x 8'10' + 14'4" x 2'5" + ('6" x 3'2" dormer ar (3.35m x 2.69m' + 4.37m x 0.74m + ('1.83m x 0.97m d)

Quirky shaped bedroom with double glazed window to

the front and to the rear, dormer double glazed window to the side, two radiators, decorative coving finish to the ceiling and spotlights inset to the dormer area.

Bathroom

8' x 5'7" (2.44m x 1.70m)

Suite comprised of a curved design panelled bath with a very ingenious shower enclosure created using two sets of folding doors that fold flat to the wall when not in use or come together to stop any water splashing from the shower area. Boiler fed multi jet shower unit over the bath area, low slush WC and a wash hand basin inset to a vanity unit providing storage below. Mirror cabinet with lights and shelving either side over the wash basin area, extractor fan to the outer walls, chrome style ladder radiator. Tiling to the walls, and a double glazed window to the side and to the rear.

OUTSIDE

Garage

18'2" x 12'3" max tapering to 8'5" (5.54m x 3.73m max tapering to 2.57m)

Side garage with an up and over door to the front, electric supply, and lighting.

Rear Garden

Paved patio area with a paved pathway to either side of the garden laid mainly to lawn with mature shrubbery flower bed borders. Decorative rockery style pond, shed, fence borders. Awning to the rear of the property (reception room two)

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Broadband

STANDARD - Highest available download speed - 5 Mbps. Highest available upload speed - 0.7 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

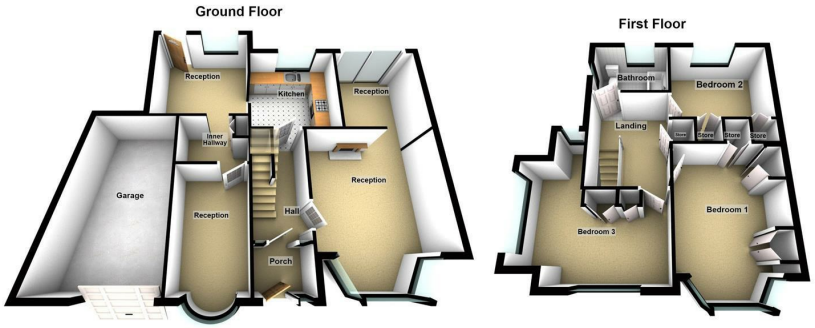
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

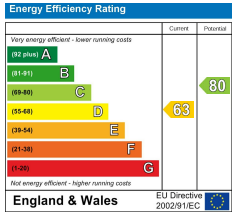
EE- Good outdoor and Variable in-home
O2 Good outdoor and in-home
3 Good outdoor, and in-home
Vodafone Good outdoor and in-home

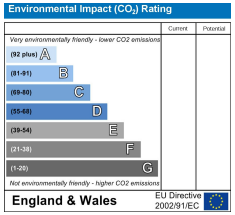
Performance across your postal district

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.

EE- 79%
O2 87%
Three 80%
Voda 83%
Performance scores should be considered as a guide since there can be local variations.







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