





# Offers Over £400,000

## The Green, Castle Bromwich, Birmingham, B36 9AJ

- Three/Four Bedroom Property
- Detached
- Modern Build
- Downstairs WC
- En-Suite Shower Room
- Study
- Open Plan Kitchen/Dining Room
- Garage
- Two Driveways
- No Through Road - Great Location

## EPC Rating

Current:

Potential:

## Council tax band

Band = D

**\*\* NO UPWARD CHAIN \*\* DETACHED GARAGE \*\*  
THREE/FOUR BEDROOM \*\* TWO DRIVEWAYS \*\***

This DETACHED property over looks THE GREEN in Castle Bromwich Village and has been maintained to a high standard. The property was originally built as a FOUR BEDROOM property, and can be returned to this very easily via a stud wall. The current owners removed the dividing wall to create a LARGER MAIN BEDROOM with a dressing area and a SHOWER ROOM EN-SUITE. To the ground floor there is an open entrance porch, entrance hallway, STUDY/OFFICE ROOM, bay fronted main lounge to the front, dining room to the rear which s open plan to the kitchen area, utility room, and a DOWNSTAIRS WC. To the first floor there are now THREE bedrooms, and a family bathroom. The property also benefits from a DETACHED GARAGE, private rear garden and a SUMMER HOUSE. Energy Efficiency Rating:- Awaiting

### Approach

The property is approached via a shared access no through road allowing access to the private boundaries of this property.

### Front Garden

The front garden has had an additional front driveway added with a decorative block paved edging, paved pathway to the side of the added driveway and a lawn area to the other side of the paved pathway. There is a further tandem driveway to one side of the property with the ability to house a further three cars minimum, with the benefit of an EV charger. There are decorative flower beds to the front of the property creating a divide from the pathways and added driveway The side driveway leads to the detached garage area, the side access gate giving direct access to the rear garden area and a further side paved pathway that leads to:-

### Entrance Porch

Open canopied entrance porch area with a decorative outside light to the side of the Composite entrance door allowing access to:-

### Entrance Hallway

Stairs leading to the first floor landing area with a double glazed windows inset half way up and a storage cupboard below. Radiator, tiling to the floor area and doors to:-

### Downstairs WC

**5'10" x 2'10" (1.78m x 0.86m)**

Suite comprised of a low flush WC, and a wall mounted wash hand basin. Radiator, tiling to the floor area, tiling to the walls, and an extractor inset.

### Lounge

**18'3" into bay 15'2" to wall x 11'9" (5.56m into bay 4.62m to wall x 3.58m)**

Double glazed box bay window, radiator, spotlights inset to the ceiling area, and a media wall with a decorative electric glass bed.

### Dining Room

**14'7" x 9'5" (4.45m x 2.87m)**

Double glazed triple bi-fold doors to the rear allowing access to the rear garden area. Two radiators, spotlights inset to the ceiling area, and a tiled floor that continues through the open plan area into:-

### Kitchen

**12'5" max 11'9" min x 8'5" (3.78m max 3.58m min x 2.57m)**

Range of wall mounted and floor standing base units extending to create a breakfast bar divide are with further storage to one side. Marble effect Quartz work surfaces with a stainless steel Belfast sink inset with a glass effect drainer over and a mixer tap inset. Appliances built in consist of a double stacked eye level Zanussi oven, Neff four burner gas hob with a stainless steel effect extractor above, and an under unit Zanussi dishwasher. Partly tiled walls, spotlights inset to the ceiling area, further units to one wall with space for an American fridge freezer, and a double glazed window to the rear. Door to:-

Utility Room

5'7" x 5'5" (1.70m x 1.65m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel sink and drainer unit with a mixer tap over. Radiator, wall mounted boiler, partly tiled walls, tiling to the floor area and a double glazed window to the side

Study

7'11" x 5'7" (2.41m x 1.70m)

Double glazed window to the front, and a radiator.

FIRST FLOOR

Landing

Double glazed window to the side set half way up the stair case area, and loft access via the hatch area.

Bedroom One & Bedroom Three

11' x 10'6" + 11'11" x 9'4" (3.35m x 3.20m + 3.63m x 2.84m)

Two double glazed windows to the front, two radiators, five fitted wardrobes/storage to one wall, and a sliding access door to:-

Shower Room En-Suite

8'11" x 4'9" (2.72m x 1.45m)

Suite comprised of a double walk n shower area with a boiler fed rainfall shower over and further detachable shower head. Low flush WC, and a wall mounted wash hand basin. Tiling to the walls with a tiled window sill area, further tiling to the floor area, and a double glazed window to the side. Ladder style radiator, spotlights inset to the ceiling and an extractor also to the ceiling area.

Bedroom Two

12'5" max 9'2" min x 8'11" (3.78m max 2.79m min x 2.72m)

Double glazed window to the rear, radiator, and a built in double wardrobe

Bedroom Four

11'1" x 9' (3.38m x 2.74m)

Double glazed window to the rear and a radiator. This room is currently being used as a dressing room area.

Family Bathroom

8'10" x 5'11" (2.69m x 1.80m)

Suite comprised of a panelled bath with a mixer tap shower over and shower screen to the side, low flush WC and a wall mounted wash hand basin. Partly tiled walls extending over the window sill area, and further tiling to the floor area. Extractor to the ceiling, storage cupboard housing the expansion tank, ladder style radiator, spotlights inset to the ceiling and a double glazed window to the side.

OUTSIDE

Detached Garage

17'11" x 8'7" (5.46m x 2.62m)

The garage is set to the rear of the side driveway and has an up and over door entrance, electric supply, lighting and a further personal door to the side allowing access to the rear garden area and a double glazed window also to the side into the garden area.

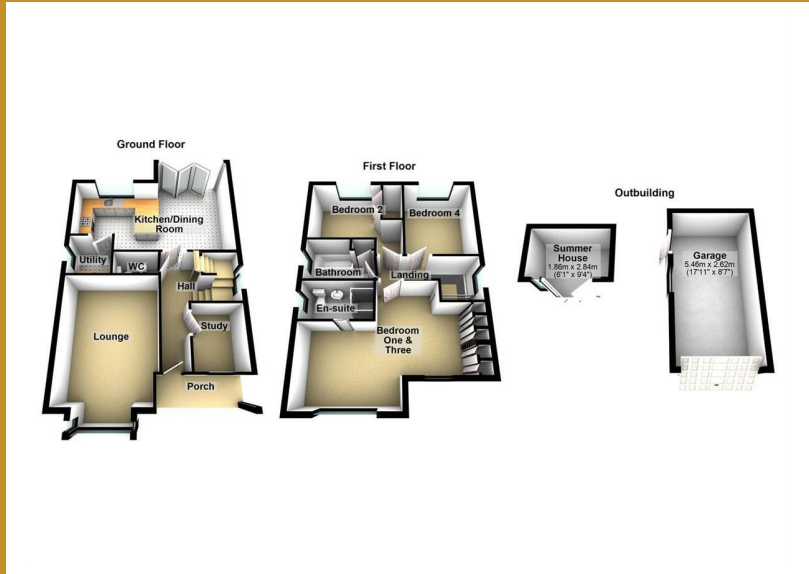
Rear Garden

Fence borders with an access gate to the side allowing access to the side driveway area, paved patio leading to a garden laid mainly to lawn and a paved pathway to one side leading to the garage area. Double outside socket, and outside lights either side of the bi-fold doors from the dining room area.

The rear garden also has a summer house with a double socket to the exterior and lights either side of the French doors with a matching height window to one side.

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



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