



£330,000

Blandford Avenue, Castle Bromwich, Birmingham, B36 9JE

**** NO UPWARD CHAIN ** GREAT LOCATION ** EXTENDED ** GARAGE ** DRIVEWAY ****

If you are looking for a property with NO UPWARD CHAIN situated in CASTLE BROMWICH and EXTENDED this could be perfect for you. The property is a SEMI-DETACHED property benefitting from a DRIVEWAY to the front, enclosed entrance porch, entrance hallway, THREE RECEPTION ROOMS (open plan), a convenient DOWNSTAIRS WC, and an EXTENSION to the rear housing the modern kitchen. To the side of the property there is a UTILITY area and a single SIDE GARAGE, offering further potential subject to the relevant permissions. To the first floor there are THREE BEDROOMS, a MODERN BATH/SHOWER room, and a separate WC . Energy Efficiency Rating:- D

Front Garden/Driveway

Wall border to one side and to the front with an open border to the other side of the front garden/driveway area. Paved driveway providing off road parking for two vehicles, decorative stone effect front garden area with a decorative central paved area.

Entrance Porch

9'11" x 3'8" (3.02m x 1.12m)

Enclosed entrance porch with double glazed window to the front and to the side with a further double glazed circular window to the rear into the cloakroom/storage cupboard. Wood effect flooring, internal door to the side allowing access to the garage area. Double glazed window and door to the rear allowing access and vision through to the entrance hallway.

Entrance Hallway

11'11" x 7'3" (3.63m x 2.21m)

Stairs rising to the first floor landing area with an open space below, decorative coving finish to the ceiling, and dado rail to the walls. Radiator, doors to:-

Downstairs Guest WC

5'8" x 3' (1.73m x 0.91m)

Suite comprised of a low flush WC and a wash hand basin inset to a vanity unit providing storage below. Window to the side, tiling to the splash prone area behind the wash hand basin, storage cupboard and wood effect flooring.

Reception Room (Rear)

13'3" x 10'6" (4.04m x 3.20m)

Double glazed sliding patio doors to the rear, radiator, decorative coving finish to the ceiling, door direct from the entrance hallway and opening to the front allowing access to:-

Reception Room (front)

14'4" into bay 12'4" to wall x 10'1" (4.37m into bay 3.76m to wall x 3.07m)

Double glazed bay window to the front with a bay radiator below, and a decorative coving finish to the ceiling. Brick effect fireplace with a stone effect back over hearth and an electric fire inset.

Dining Room

11'5" x 7'4" (3.48m x 2.24m)

Was originally the kitchen area accessed directly from the entrance hallway, radiator, decorative ceiling rose and coving finish to the ceiling area. Wood effect flooring, door to the side allowing access to the utility room and an open archway to the rear allowing access to:-

Extended Kitchen

11'8" x 5'6" + pantry area 3'4" x 1'8" (3.56m x 1.68m + pantry area 1.04m x 0.51m)

Range of wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with an ornate design mixer tap over. Partly tiled walls, wood effect flooring, and double glazed windows to the rear and to the side. Appliances built in consist of an under unit slimline dishwasher, under unit fridge, under unit AEG oven with an AEG electric hob over.

Utility Room

8'7" x 6'8" (2.62m x 2.03m)

Double glazed door to the rear allowing access to the rear garden area, internal door to the front leading into the garage area. Range of wall mounted and floor standing base units with a stainless steel effect sink and drainer unit with a mixer tap over. Plumbing for a washing machine and a wall mounted boiler.

Garage/Storage

16'4" x 6'8" (4.98m x 2.03m)

Single side garage with double doors to the front from/to the driveway area, internal door to the side into the entrance porch area, electric supply, and lighting. Window to the side into the pantry area, further window into the downstairs WC.

FIRST FLOOR

Landing

Loft access via the hatch area, decorative coving finish to the ceiling area, and doors to:-

Bedroom One

14'5" into bay 11'11" to wall x 10'1" (4.39m into bay 3.63m to wall x 3.07m)

Double glazed bay window to the front, radiator, decorative coving finish to the ceiling. Fitted bedroom units consisting of a double wardrobe either side of the chimney breast, with a double over head storage unit above the dressing table area.

Bedroom Two

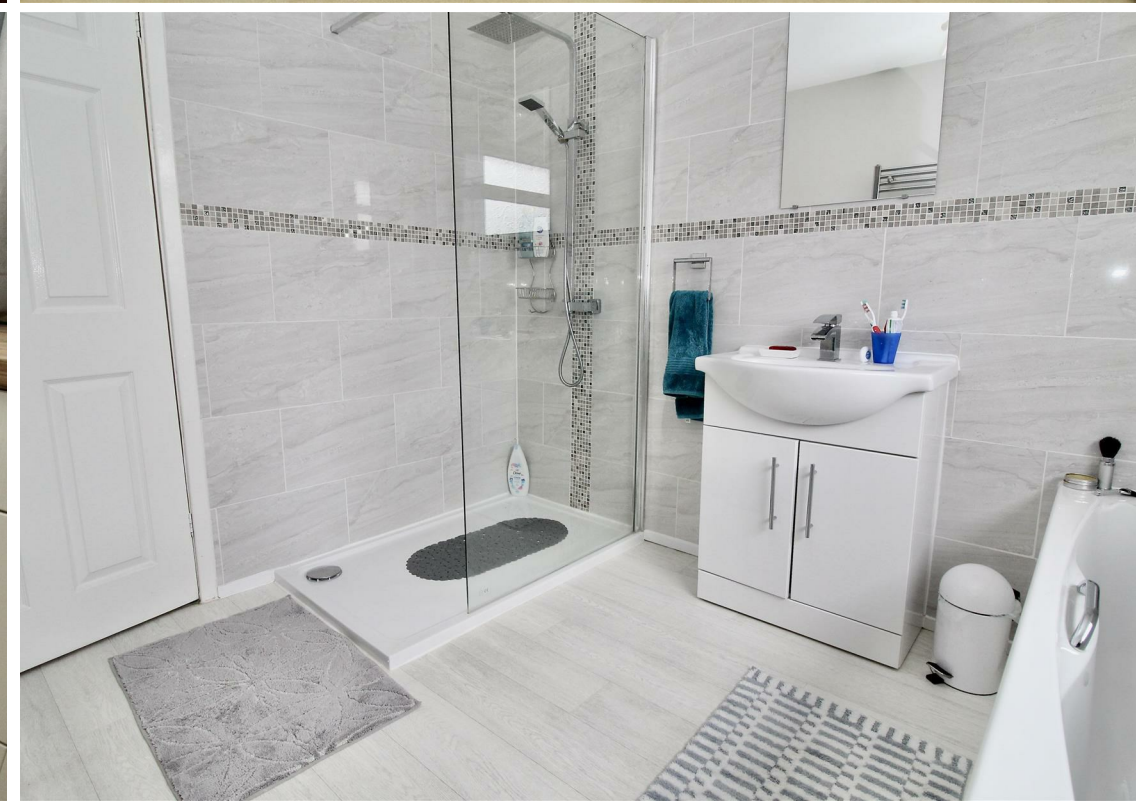
13'4" x 10'4" max 9'3" min (4.06m x 3.15m max 2.82m min)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area, Fitted bedroom units consisting of two double wardrobes, a single wardrobe, tall boy unit with a further unit below.

Bedroom Three

9'2" x 6'11" (2.79m x 2.11m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling area and a built in wardrobe/storage cupboard.



Bathroom

9'1" x 7'3" (2.77m x 2.21m)

Suite comprised of a panelled bath with a waterfall mixer tap over, walk in shower with a boiler fed rainfall shower over and detachable shower head inset. Wash hand basin with a waterfall mixer tap over inset to a vanity unit providing storage below. Partly tiled walls with a chrome trim, tiling within the shower area with a mosaic tile inset behind the shower fitting and at approximately shower height creating a contrast. Wood effect flooring, ladder style radiator, extractor fan to the outer wall and a double glazed window to the rear.

WC

4' x 3'11" (1.22m x 1.19m)

Low flush WC and a wall mounted corner wash hand basin . Wood effect flooring, tiling to the wash basin area with a chrome effect trim, and a double glazed window to the side.

OUTSIDE

Rear Garden

Paved patio area with a step between the low wall retaining flower bed divide to the garden laid mainly to lawn. Paved pathway running through the lawn area to the rear of the garden, mature shrubbery and flower bed borders, and a fence perimeter.

OFCOM Mobile

Ofcom Mobile Coverage
Results for 163 Blandford Avenue

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 in-home
- O2 Good outdoor
- 3 Good outdoor, variable 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.

EE- 76%
O2 86%
Three 80%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

Ofcom Brodband

STANDARD - Highest available download speed - 10 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

