



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



33 Farnworth Grove, Castle Bromwich, Birmingham B36 9JA

£365,000

REDUCED BY £35,000 An extended and very well maintained, freehold, semi detached family residence benefiting from a substantial ground floor extension that provides the property with 3 large reception rooms, together with a modern refitted kitchen and bathroom. The property also benefits from the installation of gas fired central heating, UPVC double glazing and substantial side garage. Large driveway to the front providing multi car parking space and an exceptional rear garden with decking area, garden pond and substantial lawns.



Farnworth Grove is located off Blandford Avenue, which in turn leads off Neville Road or Cliveden Avenue (off Green Lane).

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides multi car parking space to the front.

In turn the property is built of traditional two storey brick construction and is surmounted by a replacement pitched tiled roof having full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and windows. Composite front door leading to

RECEPTION HALL

Ceramic tiled floor, full height cloaks cupboard, half tiled cloak room with low flush w.c and wash hand basin and full height pantry with shelving.

SITTING ROOM (FRONT)

15'2 into bay x 10'1 (4.62m into bay x 3.07m)

Ceramic tiled floor, UPV double glazed bay window, twin panel central heating radiator.

LARGE OPEN PLAN DINING KITCHEN (REAR)

21'2 x 10'6 (6.45m x 3.20m)

Matching ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. 4 double door, a single door, 3 drawer and 2 drawer base units all with rounded edge work surface over. 2 single door wall units, open display wine rack, integrated and concealed dishwasher and larder style fridge freezer, 4 ring electric hob with eye level double oven, twin panel central heating radiator, UPVC double glazed double doors and windows.

OFF ACCESS TO SIDE GARAGE (NOW UTILITY AREA)

11'7 x 10'7 (3.53m x 3.23m)

Single drainer stainless steel sink unit with double door base unit below. Plumbing for automatic washing machine, wall mounted gas fired central heating boiler.

EXTENDED FEATURE LOUNGE

16' x 17'1 (4.88m x 5.21m)

Laminated flooring, twin panel central heating radiator, UPVC double doors to outside and spotlights.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

14'5 x 10'8 (4.39m x 3.25m)

UPVC double glazed bay window, single panel central heating radiator. Large 3 door sliding wardrobe.

BEDROOM 2 (REAR)

13'3 x 10'7 (4.04m x 3.23m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

9'5 x 6'10 (2.87m x 2.08m)

UPVC double glazed window, single panel central heating radiator. Double door enclosed wardrobe with 3 separate double door bonnet cupboards over.

BATHROOM (REAR)

9'7 x 7'6 (2.92m x 2.29m)

Large jacuzzi corner bath. Separate shower cubicle. Pedestal wash hand basin, half height tiling, UPVC double glazed window, spotlights.

SEPARATE TOILET

Low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

AN AMAZING AND SUBSTANTIAL REAR GARDEN

With large decking area

Additional patio area

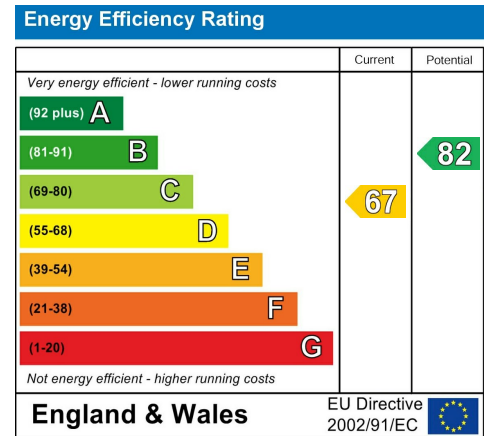
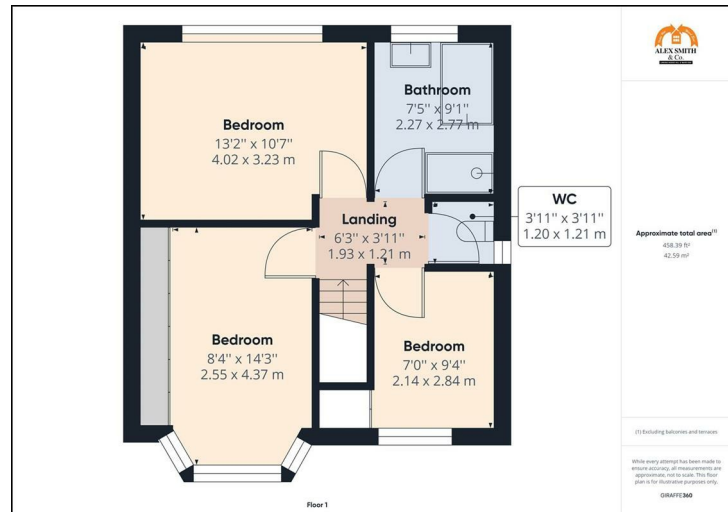
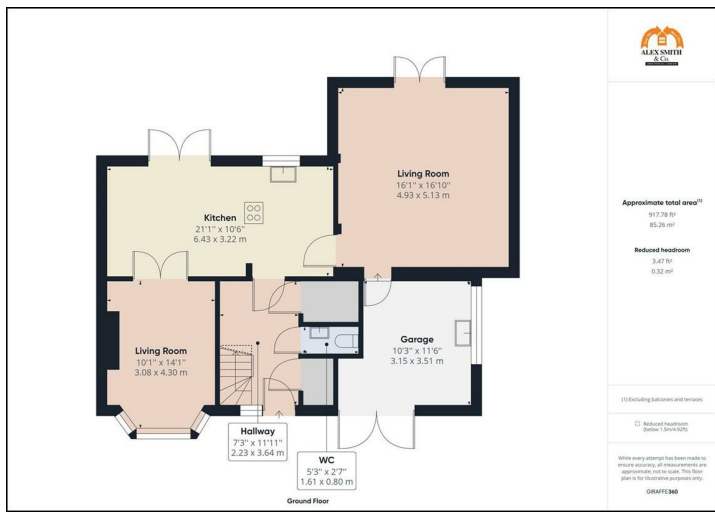
Garden Pond

Very large lawned area with fenced borders

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band D Council Tax Payable Per Annum £1,964.31 Year 2023/24.





TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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