



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 110 Green Lane, Castle Bromwich, Birmingham B36 0BX Price £549,950

REDUCED BY £25,000. An extended 6 bedroom, 3/4 reception room semi detached family residence benefiting from a much extended and fully fitted breakfast kitchen, ground and first floor bathrooms/shower rooms.

The property also benefits from gas fired central heating, UPVC double glazing and substantial loft conversion. The property benefits from underfloor heating to the ground floor with traditional gas fired heating to the first and second floor. Off road parking for multiple vehicles.



Green Lane is located off the main Water Orton Road that runs through Castle Bromwich Village.

The property stands well back from the roadway behind a large full width foregarden/vehicular driveway that provides off road parking space to the front.

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

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With composite front door and UPVC double glazed windows.

UPVC front door leading to

#### RECEPTION HALL

Ceramic tiled floor, underfloor heating.

#### DINING ROOM (FRONT)

13'6 x 6'8 (4.11m x 2.03m)

Formerly the side garage with ceramic tiled floor, underfloor heating, 2 UPVC double glazed windows, spotlights.

#### SITTING ROOM (FRONT)

13'6 into bay x 10'9 (4.11m into bay x 3.28m)

UPVC double glazed window, ceramic tiled floor, underfloor heating. Centre and 2 wall light points.

#### SITTING ROOM (REAR)

14'1 x 10'7 (4.29m x 3.23m)

Ceramic tiled floor, underfloor heating, UPVC double glazed bi fold doors leading to a second rear lounge. 3 centre lights and spotlights.

#### EXTENDED SECOND LOUNGE (PART 2)

16'5 x 10'1 (5.00m x 3.07m)

Accessible from both the Sitting Room (rear) and Kitchen. Bi fold UPVC doors front and rear, ceramic tiled floor, underfloor heating.

#### TILED GROUND FLOOR BATHROOM

6'11 x 6' (2.11m x 1.83m)

Ceramic tiled floor, underfloor heating. Corner bath with shower attachment, vanity wash hand basin, low flush w.c. UPVC double glazed window.

#### EXTENDED AND FULLY FITTED BREAKFAST KITCHEN

24'3 x 12'11 (7.39m x 3.94m)

Single drainer twin bowl sink unit with mixer taps. An extensive range of fully refitted modern expensive kitchen units comprising:

6 double door and 5 single door base units, a 3 pan drawer unit and 3 drawer base unit included in a central island. 2 full height double door larder unit, large walk in matching double door unit housing the Megahow hot water heater and controls for the underfloor heating.

Gas cooker point for Range, built in Siemens oven and Bosch microwave. Plumbing for automatic washing machine, spotlights. UPVC double glazed window, ceramic tiled floor, underfloor heating.

### ON THE FIRST FLOOR

#### LARGE EXTENDED LANDING

Single panel central heating radiator, UPVC double glazed window, staircase to Second Floor.

#### ORIGINAL BEDROOM 1 (FRONT)

14'1 x 10'7 (4.29m x 3.23m)

UPVC double glazed window, single panel central heating radiator, centre wall light and spotlights.

#### ORIGINAL BEDROOM 2 (REAR)

13'7 x 10'7 (4.14m x 3.23m)

UPVC double glazed window, twin panel central heating radiator.

#### EXTENDED BEDROOM 3 (FRONT)

13'8 x 8'3 (4.17m x 2.51m)

UPVC double glazed window, twin panel central heating radiator.

Enclosed tiled shower cubicle with modern shower fitment.

#### OFF IS A SEPARATE CLOAKROOM

With tiled walls and floor. Separate toilet, vanity wash hand basin with single door unit below, low flush w.c. heated towel rail, UPVC double glazed window.

#### EXTENDED BEDROOM 4 (REAR)

9'9 x 8'6 (2.97m x 2.59m)

UPVC double glazed window, single panel central heating radiator.

#### EN-SUITE SHOWER ROOM

8'3 x 2'1 (2.51m x 0.64m)

Tiled shower cubicle with multi head shower fitment, enclosed vanity wash hand basin with double door unit below, low flush w.c. UPVC double glazed window, heated towel rail.

#### BEDROOM 5 (SIDE)

9'8 x 8' (2.95m x 2.44m)

UPVC double glazed window, twin panel central heating radiator.

#### TILED SHOWER ROOM

6'10 x 6'5 (2.08m x 1.96m)

Ceramic tiled floor and walls. Shower cubicle with multi head fitment, vanity wash hand basin with storage below, low flush w.c. heated towel rail, UPVC double glazed window.

#### STAIRCASE TO SECOND FLOOR

#### LANDING

With Velux window and large balcony area.

#### BEDROOM 6

12'6 max x 13'10 (3.81m max x 4.22m)

2 Velux windows, 2 single panel central heating radiators.

#### OUTSIDE

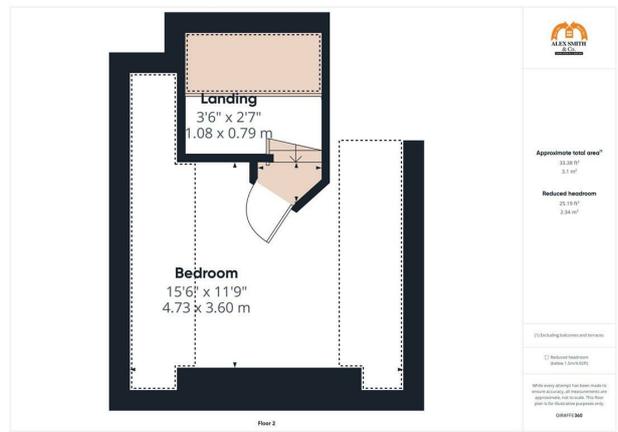
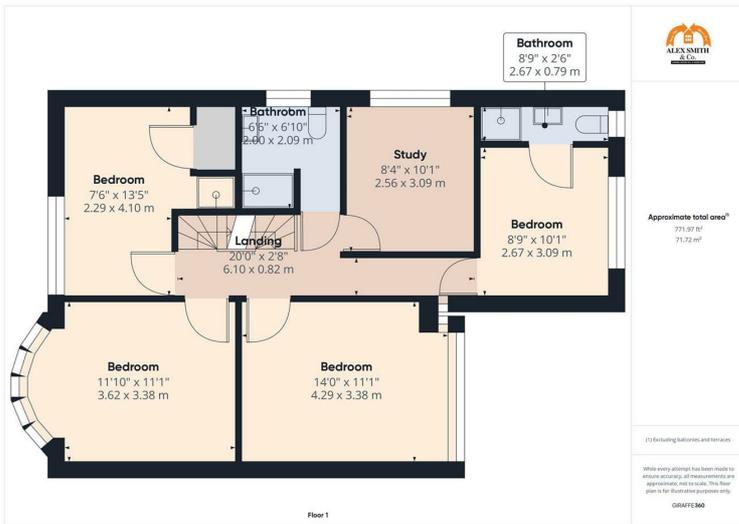
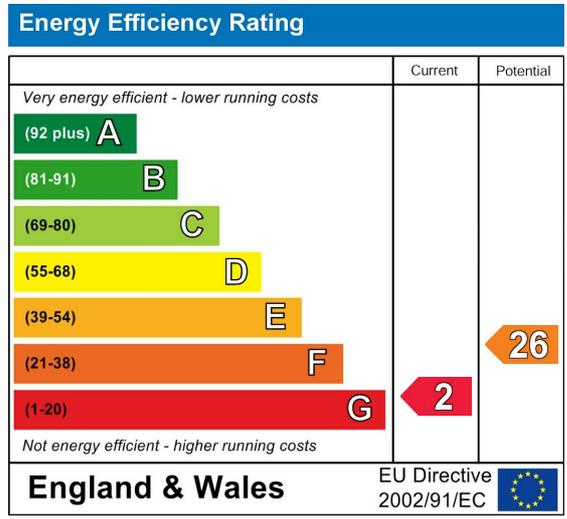
Large paved patio.

Lawned rear garden with mature borders.

#### COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band D Council Tax Payable Per Annum £2,062.78 Year 2024/25.





**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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