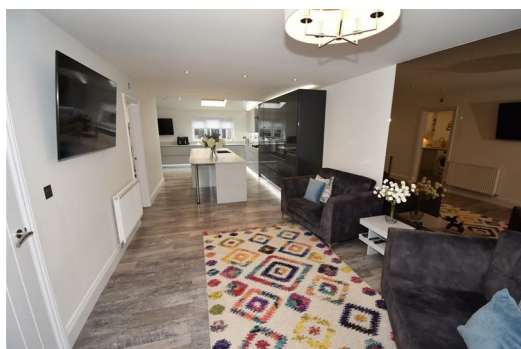




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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191 Bradford Road, Castle Bromwich, Birmingham B36 9AQ

Price £599,950

REDUCED BY £50,000 - MUST BE VIEWED, AN AMAZING PROPERTY INSIDE, IT'S PURE LUXURY ...
A spectacular and much extended, freehold, 5 bedroom, 5 reception room, detached family residence. Having expensive fittings and decoration throughout including the stunning open plan breakfast room dining kitchen, ground floor cloakroom, first floor bathroom and 2 en-suite shower rooms.



Bradford Road runs through the heart of Castle Bromwich from its junction with Coleshill Road Clock Garage Island then joining Chester Road.

The property stands back from the roadway behind a 'in and out' block paved foregarden/vehicular driveway, together with neat and attractive lawns and edged borders.

The property has ample off road parking space to the front, as well as access to a substantial single car garage with electronic up and over door.

This much extended, double fronted property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with both full height and single height bay to the front elevation.

A substantial two storey brick built extension has taken place at this property with the appropriate Planning Permission and Building Regulation Approval granted.

THE OUTSTANDING INTERNAL ACCOMMODATION BRIEFLY COM

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed double door and windows. Brick built base, ceramic tiled floor.

COMPOSITE FRONT DOOR LEADING TO

RECEPTION HALL

Karndean flooring, single panel central heating radiator, staircase off.

FITTED CLOAKROOM

With ceramic tiled walls and floor. Vanity wash hand basin, low flush w.c.

STUNNING LOUNGE (FRONT)

22'6 x 11'2 (6.86m x 3.40m)

UPVC double glazed bay window, 2 single panel central heating radiators, modern wall mounted electric fire.

FEATURE SITTING ROOM (FRONT) WHICH LEADS INTO A ST

SITTING ROOM (FRONT)

18'10 x 11'5 (5.74m x 3.48m)

Matching Karndean flooring, UP VC double glazed bay window, 2 single panel central heating radiators, centre light and single wall light point becoming

EXTENDED BREAKFAST ROOM/DINING KITCHEN

18' max x 15'10 (max) 11'5 (min) (5.49m max x 4.83m (max) 3.48m (min))

Having central island housing a large stainless steel single bowl sink unit with mixer taps. 2 double door, 3 single door, 2 corner double door, 2 pan drawer and a pull out storage cupboard, together with integrated and concealed dishwasher.

TO THE MAIN KITCHEN

cable 5 ring gas hob with glass splashback and cable extractor fan over. 2 eye level double ovens with eye level built in microwave set into a full height feature unit with additional storage above and below with adjacent full height fitted fridge (left) and full height fitted freezer (right). Additional 4 large pan drawer units, corner double door, 2 single door and a further 3 pan drawer unit all with work surface over.

Additional separate storage unit with 12 individual storage base/wall/larder units. Velux window, UPVC double glazed window.

Opening off this extended kitchen is a fitted utility room.

UTILITY ROOM

6'9 x 5'11 (2.06m x 1.80m)

Single bowl sink unit with mixer taps, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, single panel central heating radiator, large double door full height store.

EXTENDED FEATURE DINING AREA

26' x 10'3 (7.92m x 3.12m)

With matching Karndean flooring, single panel central heating radiator, 2 Velux windows, sliding and folding bifold UPVC doors leading to outside and also providing access to

PLAYROOM (FRONT)

19'3 x 10'3 (5.87m x 3.12m)

Matching Karndean flooring, UPVC double glazed window, single panel central heating radiator, spotlights.

WALK THROUGH

14'3 (max) x 10'2 (4.34m (max) x 3.10m)

Matching Karndean flooring, lantern roofing, UPVC double glazed window providing access to

OFFICE/STUDY

16'9 x 8'4 (5.11m x 2.54m)

Matching Karndean flooring, electric wall heater, UPVC double glazed window. providing access to

SIDE GARAGE

18' x 8'2 (5.49m x 2.49m)

With electronic up and over door.

ON THE FIRST FLOOR

RETURN STAIRCASE LEADING TO

MOST ATTRACTIVE LANDING

With full height linen and airing cupboard. 3 centre light points, single panel central heating radiator.

MASTER BEDROOM 1 (FRONT)

15'5 (max) x 11'7 (4.70m (max) x 3.53m)

UPVC double glazed bow window, twin panel central heating radiator. Built in mirror fronted 3 door sliding wardrobe, additional full height linen and storage cupboard. Spotlights.

EN-SUITE SHOWER ROOM

6'9 x 6'8 max (2.06m x 2.03m max)

Ceramic tiled floor and half height wall tiling. Fully tiled shower cubicle, vanity wash hand. basin, low flush w.c. heated towel rail, UPVC double glazed window.

BEDROOM 2 (FRONT)

12'10 x 10'3 (3.91m x 3.12m)

UPVC double glazed window, single panel central heating radiator, built in double door wardrobe, spotlights.

LUXURY EN-SUITE SHOWER ROOM

10'3 x 5'5 (3.12m x 1.65m)

Fully tiled walls and floor, his and her vanity wash hand basin with 2 double door base units below. Full width double shower cubicle with multi head shower fitting, low flush w.c. heated towel rail, UPVC double glazed window, spotlights.

BEDROOM 3 (REAR)

9'2 x 7'9 (2.79m x 2.36m)

Mirror fronted double door built in wardrobe, UPVC double glazed window, single panel central heating radiator.

BEDROOM 4 (FRONT)

9'5 x 8'9 (2.87m x 2.67m)

Mirror fronted double door wardrobe, UPVC double glazed window, single panel central heating radiator, spotlights.

BEDROOM 5 (REAR)

9'5 x 7'8 (2.87m x 2.34m)

Mirror fronted double door wardrobe, UPVC double glazed window, spotlights.

MODERN TILED FAMILY BATHROOM

8'2 x 5'7 (2.49m x 1.70m)

Ceramic tiled wall and floor. Panelled in bath with hand rails, separate shower cubicle, wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

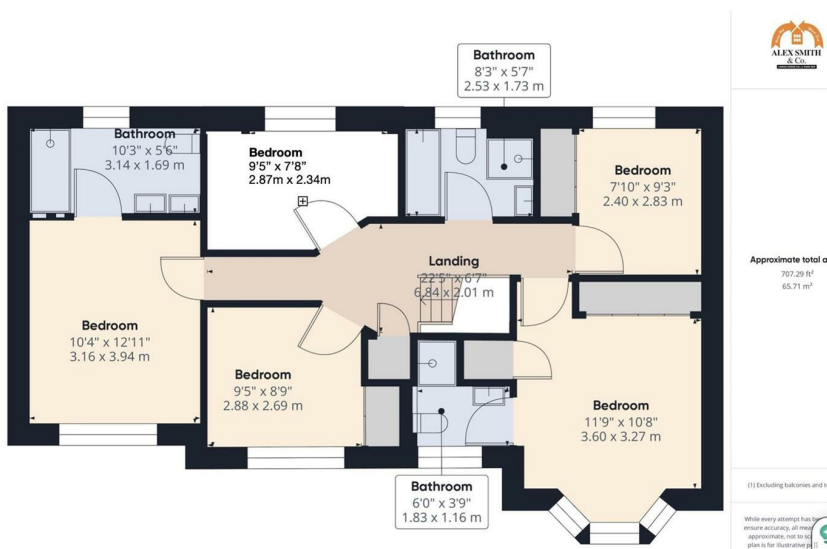
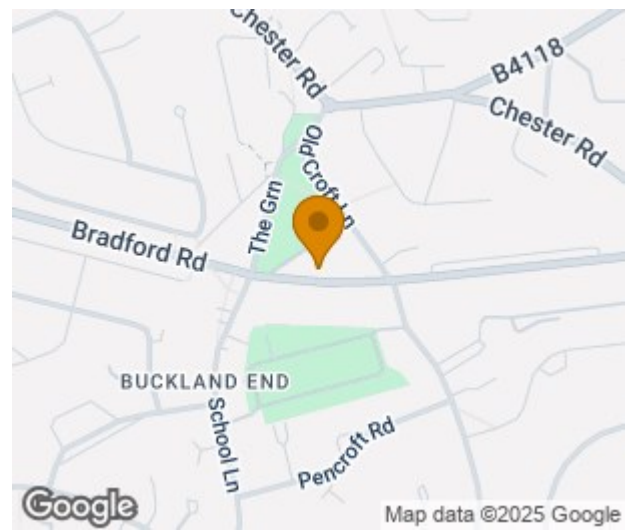
OUTSIDE

Secluded rear garden with block paved patio area and artificial lawns.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band E Council Tax Payable Per Annum £2,521.17 Year 2024/25.





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

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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