



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

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



## 2 Bridgeman Croft, Castle Bromwich, Birmingham B36 0AF

### Price £435,000

A stunning, freehold, 3 bedroom detached family residence benefiting from an extended conservatory, ground floor shower room, together with the installation of gas fired central heating and UPVC double glazing.

The property also benefits from a substantial side plot/garden as well as ample off road car parking space to the front.





Bridgeman Croft is located off the (Old) Chester Road that runs through Castle Bromwich Village towards the heart of Castle Bromwich.

The property is set well back from the roadway behind a substantial lawned and fore and side garden with spacious block paved vehicular driveway providing ample off road parking space for multiple vehicles.

Please see the selection of photographs of the rear/side in our particulars and online.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof. Please note that from the front aspect it appears that the property benefits from a side garage. However, this has been converted into a large storage area (front) with a luxury ground floor shower room (rear) located off the main hallway.

## THE GROUND FLOOR ACCOMMODATION COMPRISES

### PORCH ENTRANCE

With UPVC double glazed door and windows. Ceramic tiled floor.

### UPVC FRONT DOOR LEADING TO

### SPACIOUS RECEPTION HALL

Laminated flooring, twin panel central heating radiator, understairs storage cupboard.

### OFF IS AN EXTENDED TILED SHOWER ROOM

Double shower cubicle, vanity wash hand basin with double door base unit below, low flush w.c. Single door wall unit, central heating radiator, ceramic tiled floor.

### SPACIOUS THROUGH LOUNGE

Modern decoration, laminated flooring, wall mounted stone effect electric fire. 3 twin panel central heating radiators, 2 Georgian UPVC double glazed bow windows, UPVC double glazed sliding patio doors providing access to the extended conservatory. 2 centre and 2 single wall light points.

### EXTENDED CONSERVATORY (REAR)

Laminated flooring, UPVC double glazed windows and door to outside. Twin panel central heating radiator.

### MODERN REFITTED KITCHEN

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps and a single door base unit and integrated and concealed dishwasher below. Further double door, two double corner double door, 3 pan drawer and 3 regular drawer base units all with rounded edge work surface over. 3 single door, a corner double door wall unit, 2 large storage cupboards. 4 ring gas hob with eye level oven and microwave, single panel central heating radiator, UPVC double glazed window.

### OFF IS A UTILITY AREA

With matching ceramic tiled floor, plumbing for automatic washing machine, Worcester wall mounted gas fired central heating boiler, single door wall units, double door larder unit.

## ON THE FIRST FLOOR

### LANDING

UPVC double glazed window, large loft access.

### BEDROOM 1 (FRONT)

UPVC double glazed window, twin panel central heating radiator. 2 double door and 2 single door built in fitted wardrobes with 2 double door bonnet cupboards over.

### BEDROOM 2 (REAR)

UPVC double glazed window, twin panel central heating radiator.

### BEDROOM 3 (REAR)

UPVC double glazed window.

### MODERN TILED BATHROOM

Being recently refitted and retiled with expensive modern fittings comprising of a stand alone bath with full height tiled splash back and multi head shower over. Vanity wash hand basin with double door mirror fronted wall unit (with additional shelving) above. Low flush w.c. twin panel central heating radiator, UPVC double glazed window. Linen and airing cupboard.

### OUTSIDE

Separate tradesman's side entrance.

Attractive patio area.

### LAWNED REAR GARDEN

With large seated garden feature with its own electrics and lighting.

Separate large storage unit, fenced borders opening into

### A SUBSTANTIAL LAWNED SIDE GARDEN

Overlooking the Old Chester Road with the potential for future extensions, additional car parking or its continuation as an outstanding lawned area.

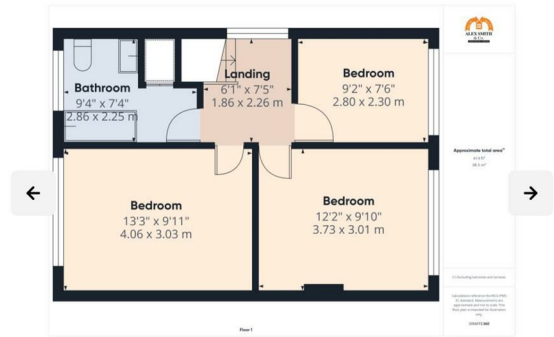
### COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band E Council Tax Payable Per Annum £2,650.14 Year 2025/26.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.



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

**23 COLESHILL ROAD  
HODGE HILL  
BIRMINGHAM B36 8DT  
TEL: 0121-784 6660**