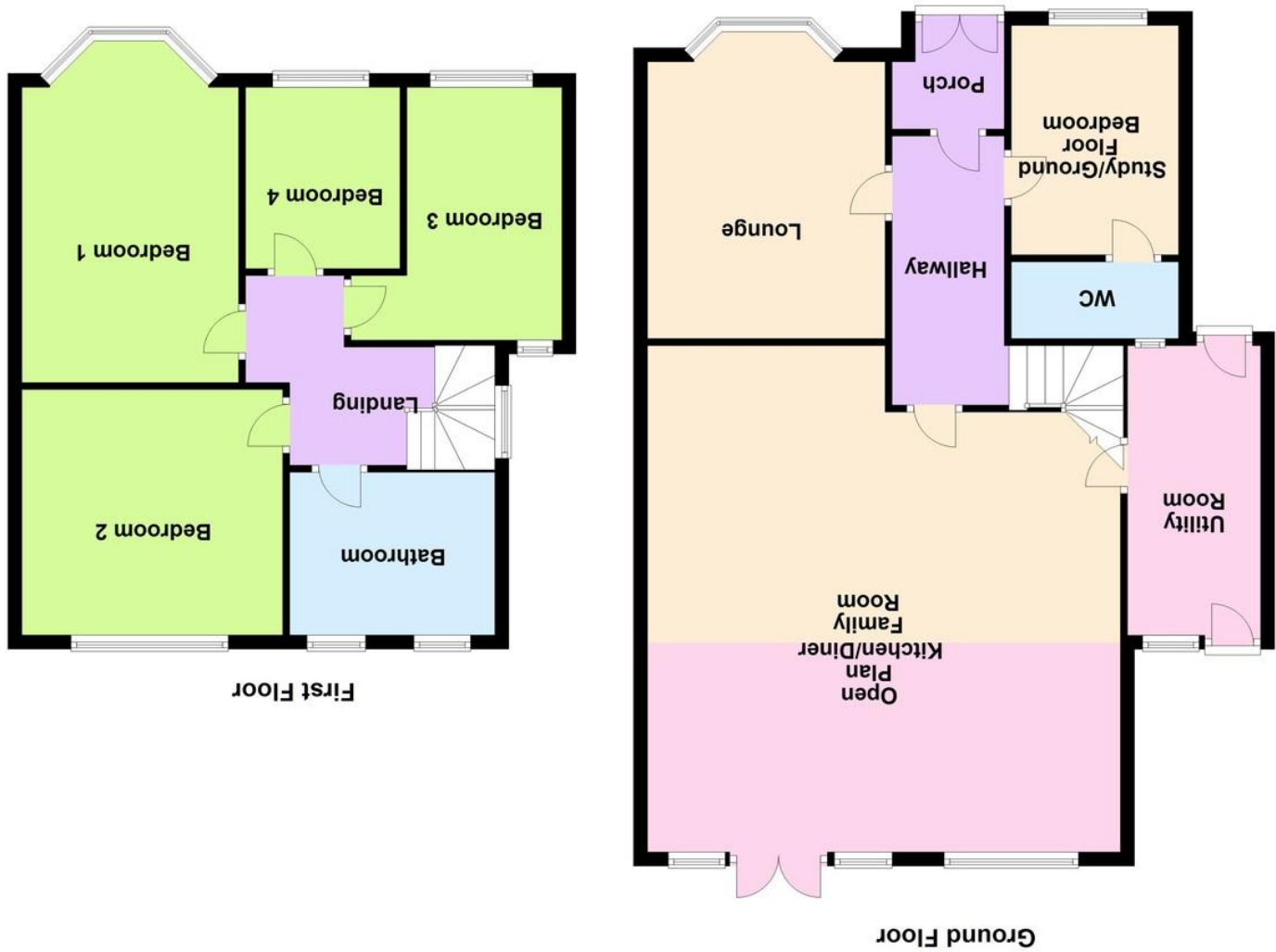


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.

Castle Bromwich | 0121 241 1100



- A SUPERBLY EXTENDED FOUR BEDROOM SEMI
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- ATTRACTIVE LOUNGE
- STUDY/GROUND FLOOR BEDROOM

Manor Park Road, Castle Bromwich,
 West Midlands, B36 0DG

Offer over £375,000



Property Description

SUPERB OPEN PLAN FAMILY LIVING - This beautifully presented extended traditional style **FOUR BEDROOM** semi detached occupies this well regarded location close to local amenities including local schools and shops with public transport on hand and transport links providing easy access into both Birmingham City Centre and motorway connections.

The extended accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Enclosed porch, welcoming reception hallway, attractive lounge, study/ground floor bedroom, superb open plan kitchen/diner/family room, landing, four first floor bedrooms and a luxury re-appointed family bathroom. Outside to the front the property is set back behind a gated driveway and to the rear is a good sized landscaped Westerly facing rear garden. **EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED.**

OUTSIDE To the front the property is set back from the road behind a gated gravelled driveway with raised borders, access to garage/garden store, gated access to side.

ENCLOSED PORCH Being approached via a double glazed French doors with double glazed side screen, quarry tiled floor.

WELCOMING RECEPTION HALLWAY Approached via a gold leaded leaf effect reception door with glazed side screens, oak flooring, stairs off to the first floor accommodation, coving to ceiling, radiator and doors off to lounge, ground floor bedroom/sitting room and door to open plan kitchen/diner/family room.

LOUNGE 16' 7" into bay x 11' 2" (5.05m x 3.4m) Having oak flooring, chimney breast with feature fireplace with surround and hearth with inset cast iron fireplace, radiator, coving to ceiling and walk-in double glazed bay window to front.

GROUND FLOOR BEDROOM/OFFICE 10' 9" x 7' 10" (3.28m x 2.39m) (Converted from original garage) With double glazed window to front, down lighting, gas and electric meters, double glazed window to side and door through to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising low flush wc, wash hand basin with chrome mixer tap, complimentary part tiling to walls, ladder heated towel rail, down lighting and opaque double glazed window to rear.

SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM 26' 10" max x 19' 11" max (8.18m x 6.07m) Having a matching range of wall and base units with work top surfaces over with space for range cooker with extractor hood above, space for American style fridge/freezer, LVF flooring, central island breakfast bar with quartz work top surfaces over with in built USB and electrical sockets, inset Belfast style sink unit with retractable mixer tap, space and plumbing for dishwasher, three double glazed Velux skylights, feature LED plinth lighting, useful under stairs storage, double glazed door to utility room, double glazed window to rear and double glazed French doors with matching side screens giving access out to rear garden.

UTILITY ROOM Having a range of wall and base units with work top surfaces over, incorporating inset circular chrome sink unit with mixer tap, tiled floor, radiator, double glazed door with matching side screens to front and rear elevation, useful built-in under stairs storage.

FIRST FLOOR LANDING Being approached via a spindled turning staircase with balustrade passing opaque double glazed window to side, access to loft via pull ladder which is boarded and insulated, doors off to bedrooms and bathroom.

BEDROOM ONE 18' 8" into bay x 10' 2" (5.69m x 3.1m) Having chimney breast, laminate flooring, radiator and walk-in double glazed bay window to front.

BEDROOM TWO 11' 3" x 11' 6" (3.43m x 3.51m) Having built-in wardrobes, chimney breast, laminate flooring, radiator and double glazed window to rear.

BEDROOM THREE 11' 7" max x 9' 11" max 7' 4" min (3.53m x 3.02m) With double glazed window to front, opaque double glazed window to rear, laminate flooring and radiator.

BEDROOM FOUR 8' 6" x 7' 3" (2.59m x 2.21m) With double glazed window to front, radiator.

LUXURY RE-APPOINTED FAMILY BATHROOM Having a four piece white suite comprising free-standing rolled top bath with clawed feet, mixer tap with telephone style shower attachment, low flush wc, pedestal wash hand basin, walk-in double shower cubicle with fixed rainwater shower over and shower attachment, part complimentary tiling to walls, tiled floor, feature vintage style radiator/towel rail and two opaque double glazed windows to rear.

OUTSIDE To the rear is a good sized westly facing landscaped rear garden with raised decked seating area with outdoor lighting and power, neat lawned garden with fencing to perimeter, to the top of the garden is a large timber framed garden shed which is currently used as a games room and storage, and has light and power, shrub borders.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100