

# ACRES

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- \*HUGE PLOT\*
- Detached, four double bed roomed home
- Family shower room
- Considerable lounge through rear dining room
- Well-appointed rear conservatory
- Open plan fitted breakfast kitchen
- Guest cloakroom/WC and porch
- Multivehicle drive & single garage
- Lawned & paved rear garden
- Considerable scope for extension (stpp)



**PARKFIELD DRIVE, CASTLE BROMWICH, B36 9TY - OFFERS OVER £400,000**

**\*CHECK OUT THAT PLOT SIZE\*** This four-bedroomed, detached freehold family home is offered with no onward chain and occupies a popular and convenient position within Castle Bromwich. The property presents a fantastic opportunity for buyers seeking a home with significant scope for extension and redevelopment, subject to the necessary planning permissions, with generous surrounding space offering exciting potential to create a substantial family residence. The location is ideal for families and commuters alike, with a range of local amenities, everyday facilities and well-regarded schools within walking distance, alongside readily-available bus services providing convenient access to surrounding towns and Birmingham city centre. The accommodation benefits from gas central heating and PVC double glazing (both where specified), and briefly comprises a porch and entrance hall, guest cloakroom/WC, a spacious through lounge leading into a rear dining area, a conservatory, and an open-plan fitted breakfast kitchen completing the ground floor. To the first floor are four double bedrooms, with the principal bedroom featuring built-in wardrobes, and a family shower room serving all bedrooms. Externally, the property offers a multi-vehicle driveway providing access to a single garage, while the rear garden is mainly laid to lawn with additional space to both sides of the property, including over the garage and alongside the home, further enhancing its redevelopment potential. To fully appreciate the space, potential and position of this property, an internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with lawn to side, access is gained into the accommodation via a PVC double glazed sliding porch door giving access to:

**PORCH:** An internal door with glazed obscured windows to side opens into:

**ENTRANCE HALL:** Doors open to storage and guest cloakroom / WC, radiator, double doors open to:

**FAMILY LOUNGE:** 20'00 (into bay) x 16'09 max / 13'02 min (32'06 through diner): PVC double glazed leaded bay window to fore, space for complete lounge suite, electric coal-effect fire set upon a granite hearth having matching surround and period mantel over, doors open back to entrance hall and access is provided to:

**DINING ROOM:** 11'00 x 10'09: PVC double glazed French doors with windows to side open to rear conservatory, space for dining table and chairs, radiator, access is provided back to lounge and a door opens to:

**EXTENDED FITTED BREAKFAST KITCHEN:** 17'10 x 17'01 max / 10'01 min: PVC double glazed window to rear, having aluminium sliding patio doors opening to garden, matching wall and base units with recesses for washing machine, fridge, freezer and dishwasher, integrated oven, edged work surface with four ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and partial tiled flooring, radiator, space for breakfast table and chairs, door opens back to dining room.

**REAR CONSERVATORY:** 11'01 x 9'07: PVC double glazed windows and door to rear garden, aluminium sliding patio doors also open to garden.

**GUEST CLOAKROOM / WC:** Obscure leaded window to fore, suite comprising wash hand basin and low level WC, tiled splashbacks, radiator, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** An obscure window to side, doors open to four bedrooms, airing cupboard and shower room.

**BEDROOM ONE:** 12'09 (into door recess) x 11'01: PVC double glazed leaded window to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing.

**BEDROOM TWO:** 10'01 x 10'00: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 12'06 x 8'08 max / 5'07 min: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door to boiler cupboard and door back to landing.

**BEDROOM FOUR:** 9'10 x 9'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**SHOWER ROOM:** Obscure window to side, suite comprising step-in shower cubicle with glazed splash screen door, vanity wash hand basin and low level WC, ladder-style radiator, panelled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, mature shrubs and trees line and privatise the property's border, with access being given down to a considerable side garden and also access to the side of the home.

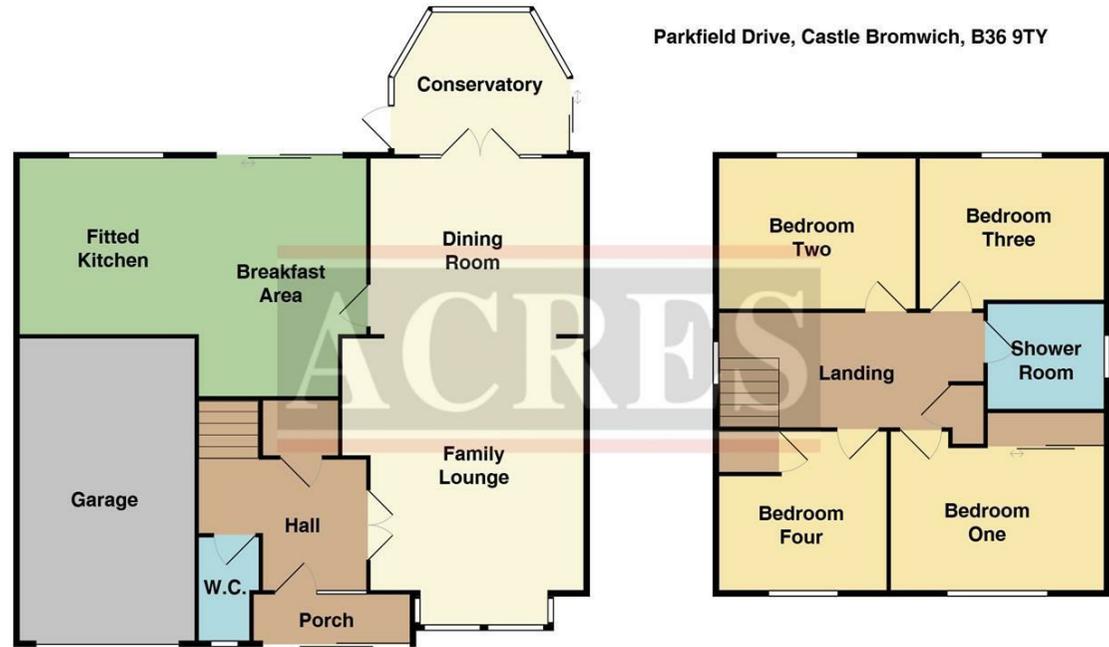


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** E    **COUNCIL:** Solihull MBC

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.