PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Cutshill Close, Castle Bromwich, Birmingham, B36 9SQ
Offers Over £450,000



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** GREAT SIZE PLOT ** MASSES OF FURTHER POTENTIAL ** OPEN PLAN LIVING TO REAR **

If you are looking for a property modernised throughout to a very good standard offering off road parking for ten plus vehicles then this could be the one for you. this DETACHED property is situated in a CUL-DE-SAC location so no through traffic. The property itself consists of a larger stye driveway as already mentioned with access through to the rear garden, and an Electrical Vehicle Charger. ENCLOSED ENTRANCE PORCH, entrance hallway with Oak flooring and staircase, private front reception room, an office/snug room, and utility room (was originally a shower room so could be again) and a WET ROOM. To the rear of the property there is an open plan living space consisting of a modern fitted kitchen with a breakfast bar area, a dining room and a sun room/living space with bi-fold doors to the rear and sky lights to either side. To the first floor there are FOUR BEDROOMS, one has the benefit of a JACUZZI BATH EN-SUITE, and a further family shower room (re-fitted May-June 26). The rear garden is a lovely low maintenance peaceful space with various patio areas, a corner SUMMER HOUSE, a BAR and a side area which currently houses a storage shed. The property also benefits from a garage to one side. Energy Efficiency Rating:- C

Approach
The property is situated in a cul-de-sac location reducing passing traffic. The property is within the turning circle of the location and has the benefit of a drop kerb access point leading to:-

Front Garden/Driveway
Mixture of wall, fence, and privet borders creating the property boundary around the gravel covered driveway providing off road parking for approximately minimum of ten vehicles. Access gate to one side of the property providing direct access through to the private rear garden area. Modern up/down lighting either side of the garage area with further up/down lighting either side of the double glazed door leading into:-

Entrance Porch
4'9" x 2'6" (1.22m'2.74m" x 0.61m'1.83m")
Enclosed entrance porch with a double glazed window to the front, wall mounted modern style light, Oak flooring, and Oak framed, glazed double doors leading into:-

Entrance Hallway
15'8" x 9' max 5'6" min (4.57m'2.44m" x 2.74m' max 1.52m'1.83m" min)
Oak stairs rising to the first floor landing area with storage below, Oak flooring, radiator, Oak framed glazed double doors to the rear into the open plan living area, further doors to the utility room and inner hallway area. Oak framed glazed double doors to the side allowing access to:-

Reception Room
14'11" x 11'3" (4.27m'3.35m" x 3.35m'0.91m")
Double glazed curved bow window to the front, radiator, spotlights to the ceiling, and a wooden style fire surround with a stone effect back over hearth and a coal effect gas fire inset. Partly glazed double doors to the rear into the dining area of the open plan living space.

Inner Hallway
9'6" x 2'11" (2.74m'1.83m" x 0.61m'3.35m")
Door to the front allowing access to the office area/snug room, and a sliding door to the side into:-

Wet Room
9'11" x 5'5" (2.74m'3.35m" x 1.52m'1.52m")
Suite comprised of an electric shower with a half height concertina divide, wall mounted wash hand basin, and a low flush WC. Wall mounted radiator style electric heater, tiling to the shower area and above the wash basin area and an extractor fan.

Office/Snug Room
9'2" x 6'10" (2.74m'0.61m" x 1.83m'3.05m")
Double glazed curved design bow window to the front, electric radiator style heater, and a door to the side allowing direct internal access to the garage area.

Utility Room
6'3" x 5'3" (1.83m'0.91m" x 1.52m'0.91m")
Tiling to the floor area, partly tiled walls, plumbing for a washing machine and a double glazed window to the side.

Open Plan Kitchen/Dining Area
26'5" x 10' (7.92m'1.52m" x 3.05m')
KITCHEN AREA - accessed directly from the entrance hallway. Range of wall mounted and floor standing base units with a wood effect work surface over incorporating a sink and drainer unit with an extendable mixer tap over. The work surface extends to create a breakfast bar seating area with decorative lighting above. Extractor canopy over the range cooker space, spotlights inset to the ceiling area, partly tiled slate effect walls extending to the window sill and recess area with chrome effect trim. Double glazed window to the rear, wood effect flooring and open plan to the side into:-DINING ROOM AREA - spotlights inset to the ceiling, coving finish also to the ceiling and partly glazed double doors to the front leading into the private reception room. Vertical design radiator, and an opening to the rear leading through to:-

Sun Room/Living Space
13'5" x 12'3" (3.96m'1.52m" x 3.66m'0.91m")
Pitched style roof with a double glazed sky light to either side, and an apex double glazed window above the double glazed triple bi-fold doors to the rear allowing access to the rear garden area. A vertical design radiator either side of the opening leading back through to the dining area, and wood effect flooring.

FIRST FLOOR

Landing
18'1" x 6'4" max 3' min (5.49m'0.30m" x 1.83m'1.22m" max 0.91m' min)
Loft access via the hatch area, two storage cupboards, a double glazed window to the side and doors to:-

Bedroom One
14'8" max 12'6" min x 12'5" (4.27m'2.44m" max 3.66m'1.83m" min x 3.66m'1.52m")
Double glazed window to the front, fan light to the ceiling, a radiator and door to:-

En-suite Bathroom
8' x 4'11" (2.44m' x 1.22m'3.35m")
Suite comprised of a Jacuzzi bath with a mixer tap over and extendable shower head. Low flush WC, and a corner wash hand basin inset to a vanity unit providing storage below. Shaver point, spotlights inset to the ceiling area, ladder style radiator over the bath area, and a double glazed window to the side. Partly wooden style panelling to the walls and partly tiled walls with a decorative mosaic effect dado tile finish.

Bedroom Two
11'4" x 8'5" + door area (3.35m'1.22m" x 2.44m'1.52m" + door area)
Double glazed window to the rear, and a radiator

Bedroom Three
13'7" into alcove 11'4" to wall x 8'11" (4.14m into alcove 3.45m to wall x 2.72m)
Double glazed window to the front, radiator, and an alcove dressing table area.









Bedroom Four
10' x 8' x 8'11" (3.05m x 2.44m x 2.72m)
Double glazed window to the rear, radiator, and oversized double fitted wardrobes to one wall.

Shower Room
10'2" x 5'6" (3.10m x 1.68m)
Suite comprised of a shower enclosure with a sliding door for access and a boiler fed rainfall shower with a further detachable shower head inset. The shower area has panelling to the walls, low flush WC, and a wash hand basin inset to a vanity unit with a water fall style tap over and storage below. Ladder style radiator, spotlights inset to the ceiling, wood effect flooring, partly tiled walls with a decorative chrome trim finish. Shaver point, and a double glazed window to the rear.

OUTSIDE

Rear Garden
Paved patio area with decorative modern design up/down lighting to one wall, decorative gravel areas in distinct colour ways either side of the artificial lawn. Raised decked patio area to the rear of the garden with a double electrical socket and a summer house which has electric supply. Decked stepped area allowing access from the sun room/living space area, covered storage area to one side of the property, access gate to the other side of the property allowing access to the front garden/driveway area, and to the rear of the garage. Outside tap, Timber built bar area with an opening hatch, modern style up/down lights either side of the bi-fold doors from the sun room/living area.

Garage
19'4" x 8'10" (5.89m x 2.69m)
Up and over door to the front, personal double glazed door to the rear into the rear garden area with a double glazed window also to the rear. electric supply, lighting, utility meters, and main fuse board. The garage also has the benefit of some floor standing base units for storage.

FURTHER INFORMATION
Upstairs Shower Room was re-fitted in May/June 2026
Electric Vehicle Charger to the front driveway
Kitchen was re-fitted 3 years ago
Extension was added 3 years ago
Boiler was replaced 5 years ago

OfCom Broadband
STANDARD - Highest available download speed - 16 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 74 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

OfCom Mobile
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and variable in-home
O2 Good outdoor
3 Good outdoor, and in-home
Vodafone Good outdoor

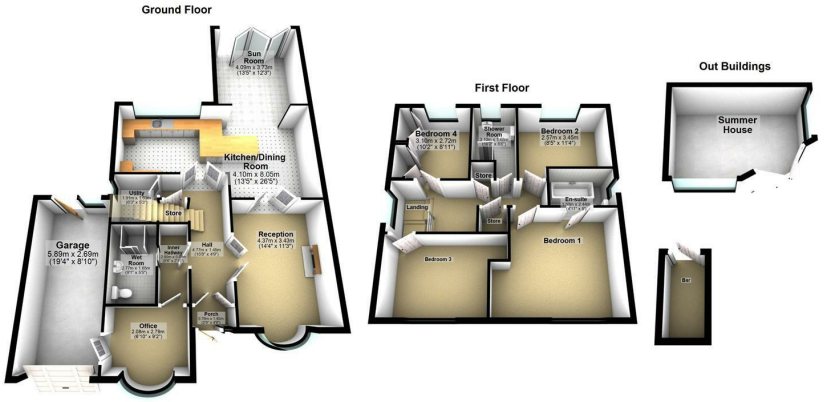
Performance across your postal district

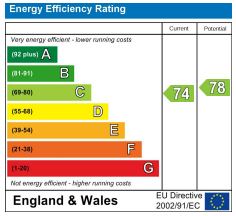
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

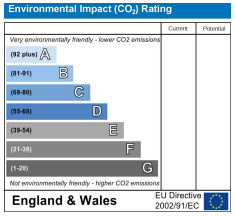
EE- 79%
O2 87%
Three 80%
Voda 83%
Performance scores should be considered as a guide since there can be local variations.

Risk of Flooding
Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low







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