

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rivermead Park, Buckland End, Birmingham, B34 6HH

Offers Over £230,000



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**** DETACHED ** CUL-DE-SAC LOCATION ** TANDEM GARAGE ** TWO BEDROOMS ** NO CHAIN ****

This **DETACHED BUNGALOW** is being offered with **NO UPWARD CHAIN**, this property is situated in a cul-de-sac location and consists of a low maintenance front garden area, side **DRIVEWAY** and a **DETACHED TANDEM GARAGE** also to the side of the property. The property has an **ENCLOSED ENTRANCE PORCH**, entrance hallway with storage, lounge, kitchen, inner hallway with further storage, **TWO DOUBLE BEDROOMS** and a modern bathroom. The property has a side garden area as well as a rear garden area. Energy Efficiency Rating:-C

Front Garden/Driveway

Tarmac driveway to one side providing off road parking and access to the detached tandem garage situated to the side of the front garden area. Low maintenance front garden area consisting of Cotswold style gravel to the main garden area with mature shrubbery and flower bed borders to either side. Paved pathway in between the garage and front garden area allowing access to the side access gate providing direct access to the rear garden area, and a double glazed door allowing access to:-

Entrance Porch

8' x 4'3" (2.44m x 1.42m)

Enclosed entrance porch with double glazed windows to the front and to the side, wall mounted stage coach style light, panelling to the ceiling and to the inner wall areas. Wood effect flooring, and a further double glazed door to:-

Entrance Hallway

Storage cupboard to one side and doors to:-

Lounge

16'3" x 10'10" (4.95m x 3.30m)

Double glazed bow window to the front, decorative coving finish to the ceiling, decorative ceiling rose also to the ceiling and a decorative dado rail to the walls. Radiator, and a plaster effect decorative fire surround with a stone effect back over hearth and a coal effect gas fire inset. Glazed door to the rear allowing access to the inner hallway area.

Kitchen

10'7" x 8'3" (3.23m x 2.51m)

Range of wall mounted and floor standing base units with a roll edge work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of an under oven with a gas hob over and an extractor above. Radiator, partly tiled walls, tiling to the floor area, a decorative coving finish to the ceiling, a double glazed window to the side and a double glazed door also to the side allowing access to the side/rear garden area.

Inner Hallway

Accessed via the lounge area, storage cupboard, and doors to:-

Bedroom One

13'5" max 8'5" min x 9'5" max 7'10" min (4.09m max 2.57m min x 2.87m max 2.39m min)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area, and a decorative dado rail to the walls. Fitted wardrobes with two smoked mirror effect sliding access doors allowing access.

Bedroom Two

9'9" x 8'6" (2.97m x 2.59m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling and a decorative dado rail to the walls.

Bathroom

5'9" x 5'5" (1.75m x 1.65m)

Suite comprised of a panelled bath with ornate style taps and a shower unit over,



low flush WC and a pedestal wash hand basin with ornate style taps. Extractor fan to the outer wall, tile effect flooring, tiling to the walls, a radiator and a double glazed window to the side.

OUTSIDE

Side Garden

Accessed via the kitchen area, through the garage or via the access gate from the front garden area. Paved side garden area with flower beds inset and a fence to the neighbouring property. Decorative open wall divide to the rear garden area, and a security light on the rear of the garage area, outside tap to the properties outer wall

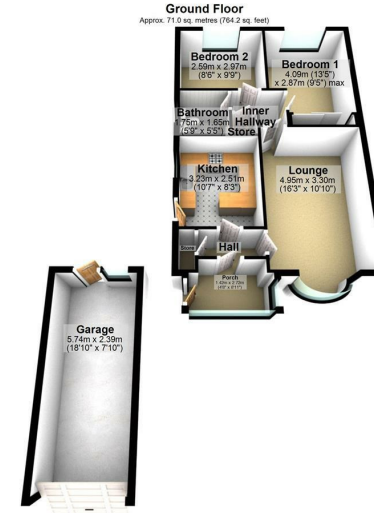
Rear Garden

Accessed via the side garden area, consisting of a paved patio area leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders. Fence perimeters, a timber storage shed, and a security light.

Garage

18'10" x 7'10" (5.74m x 2.39m)

Detached garage situated to the side of the property, up and over door to the front, personal door to the rear into the side garden area and a window also to the rear into the side garden area. Electric supply and lighting.



Total area: approx. 71.0 sq. metres (764.2 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plans produced using PlanIt.

