

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Hancock Road, Alum Rock, Birmingham, B8 3AE

Offers Over £210,000



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**** POPULAR LOCATION ** WELL PRESENTED ** NO WORK REQUIRED ** GUEST WC ****

This mid-terrace property has been MODERNISED and MAINTAINED to a very good standard throughout. The property offers a low maintenance front garden leading to an open entrance porch, entrance hallway, TWO RECEPTION ROOMS, galley style kitchen leading to a rear vestibule giving access to a wash area and DOWNSTAIRS GUEST WC. The rear garden is also low maintenance but a good family size. To the first floor there are THREE BEDROOMS and a family bathroom. The property offers a great size family home in a popular part of Alum Rock. Energy Efficiency Rating:- D

Front Garden

Low wall border to the front and to one side with a decorative railing border to the other side of the paved front garden area. Opening to:-

Entrance Porch

Canopied entrance area providing shelter from the weather with Quarry style tiling to the floor area, decorative half archway, and a Composite door allowing access to:-

Entrance Hallway

8'6" x 2'3" (2.59m x 0.69m)

Radiator, decorative coving finish to the ceiling area, and wood effect flooring. Doors to:-

Reception Room One

13'8" into bay 11'3" to wall x 10' (4.17m into bay 3.43m to wall x 3.05m)

Double glazed bay window to the front with a storage cupboard either side housing the utility meters. Radiator, wood effect flooring, and a decorative ceiling rose to the ceiling area. Marble style

fireplace with a coal effect gas fire inset creating a focal point to the room.

Reception Room Two

14'5" max 11'2" min x 13'2" (4.39m max 3.40m min x 4.01m)

Double glazed window to the rear, radiator, under stairs storage cupboard, wood effect flooring, decorative coving finish to the ceiling area and a coal effect gas fire inset to the chimney breast. Door to the rear into:-

Kitchen

13'4" x 8'5" (4.05m x 2.57m)

Range of wall mounted and floor standing base units with display units incorporated, work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Plumbing for a washing machine, boiler concealed in a kitchen unit, and a stainless steel effect extractor fan over the cooker area. Partly tiled walls with a chrome effect trim, tiling to the floor area, and a double glazed window to the side. Door to the rear into:-

Vestibule

4'11" x 2'9" (1.50m x 0.84m)

Pedestal wash hand basin with a double glazed window above, tiling to the floor area, tiling to the walls with a chrome trim, panelling to the ceiling with a further chrome trim, double glazed door to the rear allowing access to the rear garden area and a further internal door to the side into:-

Downstairs WC

3'7" x 2'9" (0.94m x 0.84m)

Low flush WC, ladder style radiator, tiling to the walls, further tiling to the floor area, panelling to the ceiling with a chrome effect trim, and a double glazed window to the rear.

FIRST FLOOR

Landing

Loft access via the hatch area, radiator, and doors to:-



Bedroom One

13'2" x 11'4" (4.01m x 3.45m)

Two double glazed windows to the rear, radiator, and a single glazed window over the door area into the entrance hallway.

Bedroom Two

11'3" x 10' (3.43m x 3.05m)

Double glazed window to the rear, radiator, and an over stairs storage cupboard/wardrobe.

Bedroom Three

10' x 8'5" (3.05m x 2.57m)

Double glazed window to the rear, radiator, and a built in shelved storage cupboard.

Bathroom

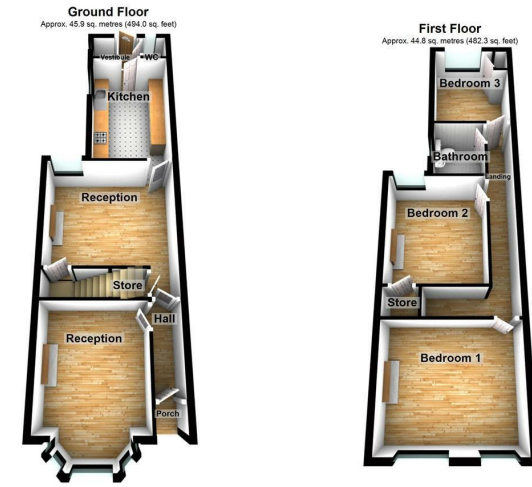
6'3" x 5'4" (1.91m x 1.63m)

Suite comprised of a bath with a plastic and chrome design panelling, low flush WC and a pedestal wash hand basin. Ladder style radiator, tiling to the floor area, tiling to the walls with a decorative dado style tile inset, extractor fan to the outer wall and a double glazed window to the side.

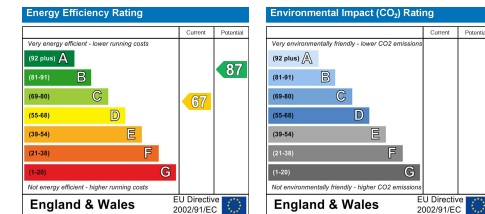
OUTSIDE

Rear Garden

Mixture of fence and wall borders surrounding the paved low maintenance rear garden area with a decorative raised flower bed to one side, security light, outside tap, timber shed, and an access gate to the rear communal walkway area.



Total area: approx. 90.7 sq. metres (976.3 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanIt.



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