

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Swift Close, Smiths Wood, Birmingham, B36 0RY

Offers Over £160,000



Private Parking
For
99 Swift Close
Only

Offers Over £160,000 Swift Close, Smiths Wood, Birmingham, B36 0RY

- No Upward Chain
- Non-Standard Build
- Three Bedrooms
- One Lounge
- Kitchen/Dining Room
- Upstairs Bathroom

EPC Rating

Current: C
Potential: B

Council tax band

Band = B

** NO UPWARD CHAIN * CONDENSING
BOILER *EXTERNAL WALL INSULATION
* NEW BOARD

The property is being offered with no upward chain and consists of a private front garden, entrance hallway, lounge, kitchen/diner and private rear garden with a brick built storage shed to the ground floor. To the first floor there are THREE BEDROOMS (one double with a walk-in-wardrobe/storage area, and two singles) and a family bathroom. The property has electrics signed off for 10 years - Wall Insulation to help with warmth and bills, and a condensing boiler for energy efficiency. Energy Efficiency Rating:- C

Approach

The property is approached via the public pathway and cul-de-sac parking area.

Front Garden

Access gate from the public footpath inset to the fence perimeters surrounding a garden laid mainly to lawn with a paved pathway leading to the storage cupboard on the front and the canopy covered entrance door to:-

Hallway

14'4" x 6' (with restrictions) (4.37m x 1.83m (with restrictions))

Stairs rising to the first floor landing area with a storage cupboard below housing the meters and a further open space. Radiator, double glazed window to the front, and doors to:-

Lounge

12'10" x 12'4" (3.91m x 3.76m)

Double glazed window to the front, radiator, tile effect flooring, and a decorative coving finish to the ceiling. French glazed doors to:-

Kitchen/Dining Room

18'7" x 8'9" max 7'3" min (5.66m x 2.67m max 2.21m min)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Partly tiled walls, tiling to the floor area, radiator and plumbing for a washing machine. Double glazed window to the front, further double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area, double glazed window to the stair area, and a storage cupboard housing the boiler. Exposed floorboards, radiator and doors to:-

Bedroom One

14'10" x 8'6" (4.52m x 2.59m)

Double glazed window to the rear, radiator, decorative dado rail to the walls and exposed floorboards. Door to:-

Walk-In-Wardrobe/Storage

6'9" x 3'6" (2.06m x 1.07m)

Shelving to two walls and a light

Bedroom Two

10'3" x 6'8" (3.12m x 2.03m)

Double glazed window to the rear, radiator, and exposed floorboards.

Bedroom Three

10'4" x 6'7" (3.15m x 2.01m)

Double glazed window to the rear, radiator, and exposed floor boards.

Bathroom

7'8" x 5'4" (2.34m x 1.63m)

Suite comprised of a panelled bath with an electric shower unit over, low flush WC and a wash hand basin with

storage below. Panelling to three walls, and tiling to the other wall, tile effect flooring, radiator and a double glazed window to the front.

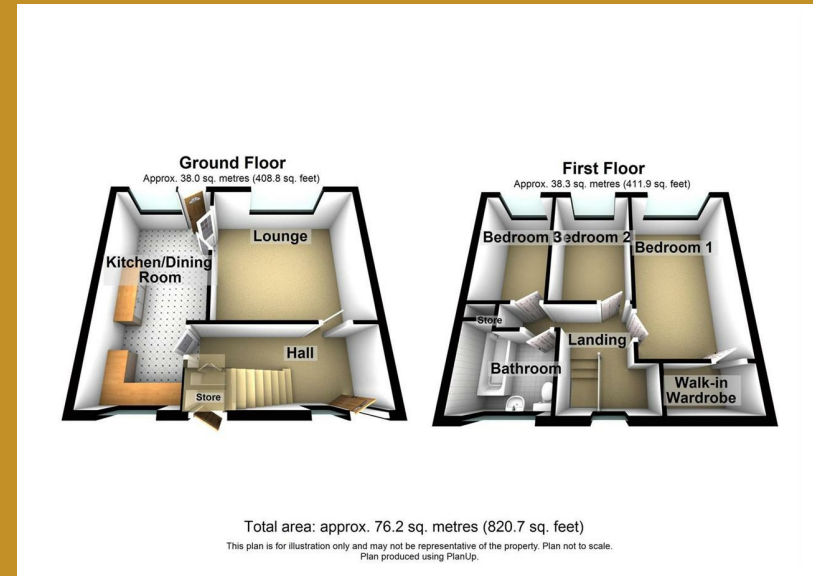
OUTSIDE

Rear Garden

Paved patio area with a paved pathway to one side of the garden laid mainly to lawn. Further raised patio area to one rear corner of the garden, brick built storage shed, fence perimeters with an access gate allowing access to the communal walkway area.

FURTHER INFORMATION

Wimpey No Fines - NON STANDARD BUILD - Easy to get a mortgage on
EPC Rating:- C
Council Tax Band - B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	74		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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