

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Nansen Road, Washwood Heath, Birmingham, B8 3LD

Offers Over £140,000





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**\*\* IN NEED OF MODERNISATION \*\* NO CHAIN \*\* DRIVEWAY \*\* TWO BEDROOMS \*\***

This mid-terrace property is "IN NEED OF MODERNISATION" throughout but is being marketed at a price that reflects the work required. The property currently provides a DRIVEWAY to the front for one vehicle with drop kerb access. TWO RECEPTION ROOMS, and a kitchen to the rear. To the first floor there is a landing area giving access to TWO DOUBLE BEDROOMS and a family bathroom. The property also benefits from a private rear garden with rear communal access. Energy Efficiency Rating:- Awaiting

### **Front Garden/Driveway**

Fence border to one side, open border to the other side of the paved driveway allowing off road parking for one vehicle. Door to:-

### **Reception Room One**

**11'3" x 11'5" (not including bay) (3.43m x 3.48m (not including bay))**

Double glazed box bay to the front, decorative coving finish and ceiling rose to the ceiling area. Wall mounted gas fire, storage cupboard housing the meters and a door to the rear into:-

### **Inner Hallway**

Door to the under stairs storage cupboard, and opening to:-

### **Reception Room Two**

**11'2" x 11' (3.40m x 3.35m)**

Double glazed window to the rear, decorative coving finish to the ceiling area and a further door to the rear into:-

### **Kitchen**

**8'8" x 5'10" (2.64m x 1.78m)**

Wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Partly tiled walls, double glazed window to the rear, and a door to the side allowing access to the rear garden area.

### **FIRST FLOOR**

### **Landing**

Loft access via the hatch area and doors to:-

### **Bedroom One**

**11' x 10'11" (3.35m x 3.33m)**

Double glazed window to the front, and a decorative coving finish to the ceiling.

### **Bedroom Two**

**11'5" x 7'10" (3.48m x 2.39m)**

Double glazed window to the rear, decorative coving finish to the ceiling and a built in wardrobe/storage area over the stairs.

### **Bathroom**

**7'11" x 6' (2.41m x 1.83m)**

Suite comprised of a panelled bath, low flush WC and a pedestal wash hand basin. Partly tiled walls, wall mounted boiler, two electric wall mounted heaters, and a double glazed window to the rear.

### **OUTSIDE**

### **Rear Garden**

Fence perimeters with an access gate to the rear allowing access to the communal walkway. Patio area leading to a garden laid mainly to lawn (we believe this to be true but the rear garden is overgrown so may be flower beds and no grass)

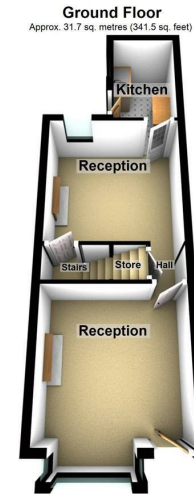
### **FURTHER INFORMATION**

Due to the utilities being switched off we cannot advise of the working condition for any items operated via electric, gas or water.









Total area: approx. 62.5 sq. metres (672.3 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(20-39) D			
(1-19) E			
(1-19) F			
(1-19) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	