

# 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**

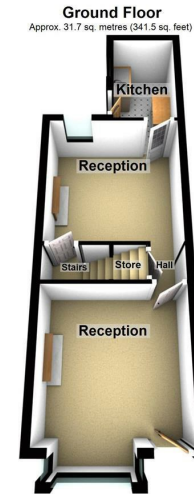
### **Rear Garden**

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.

