

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Lanchester Way, Smiths Wood, Birmingham, B36 9LE

Offers In The Region Of £180,000



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** THREE BEDROOMS ** CONSERVATORY ** DOWNSTAIRS WC ** POPULAR LOCATION **

This THREE BEDROOMS mid-terrace property is located in Smiths Wood but on the border of Castle Bromwich. The property offers a low maintenance private front garden area, enclosed ENTRANCE PORCH leading to the entrance hallway. DOWNSTAIRS GUEST WC, kitchen/dining room, lounge to the rear of the property leading to the CONSERVATORY with a glass roof. To the first floor there is a landing area which leads to the three bedrooms and the family bathroom. The property also benefits from a low maintenance private rear garden area. Energy Performance Efficiency :- D

Front Garden

Low wall borders with a decorative railing over to either side and to the front with an opening to allow vehicle access (NO VEHICULAR DROP KERB) to the block paved front garden area with a decorative raised kerb stone edged flower bed to one side. Double glazed door to the side of the property allowing access to:-

Entrance Porch

5'5" x 4'4" (1.65m x 1.32m)

Enclosed entrance porch with storage cupboard to one side housing the utility meters, double glazed window to the side, wood effect flooring, and a further double glazed door allowing access to:-

Entrance Hallway

17' x 5'9" (5.18m x 1.75m)

Stairs rising to the first floor landing area with an open space below, radiator, wood effect flooring, and doors or openings to:-

Downstairs WC

5'2" x 2'8" (1.57m x 0.81m)

Suite comprised of a low flush WC, and a wash hand basin inset to a vanity unit with a waterfall mixer tap over. Single glazed window to the front into the porch area, tiling to the walls, wood effect flooring and spotlights inset to the ceiling.

Lounge

15'11" x 12'6" (4.85m x 3.81m)

Situated to the rear of the property, double glazed sliding patio doors to the rear allowing access to the conservatory area, radiator, and a decorative coving finish to the ceiling area.

Kitchen/Dining Room

16'1" x 10'1" (4.90m x 3.07m)

Situated to the front of the property, and accessed from the hallway area via an open archway area. Wall mounted and floor standing base units extending to create a breakfast bar area that also creates a divide to the dining room area with storage below. Appliances built in

consist of an under unit oven with a four burner gas hob over and extractor over. Plumbing for a washing machine, partly tiled walls, wood effect flooring, radiator, double glazed bow window to the front and a decorative coving finish to the ceiling area.

Conservatory

13'11" x 9'5" (4.24m x 2.87m)

Partly brick built with double glazed windows to the rear either side of a set of double glazed French doors to the rear allowing access to/from the rear garden area. Glass roof, further higher level double glazed windows to either side, and wood effect flooring.

FIRST FLOOR

Landing

Loft access via the hatch area (the loft is boarded provided a handy storage area), storage cupboard and doors to:-



Bedroom One

12'10" x 9'8" (3.91m x 2.95m)

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

Bedroom Two

13'2" x 9'2" (4.01m x 2.79m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

Bedroom Three

10'1" x 6'7" (3.07m x 2.01m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

Bathroom

8'10" x 6'1" (2.69m x 1.85m)

Suite comprised of a panelled bath with a shower screen to the side and an electric shower over, low flush WC and a pedestal wash hand basin. Storage cupboard, radiator, extractor fan to the ceiling area, tiling to the walls, wood effect flooring and a double glazed window to the front.

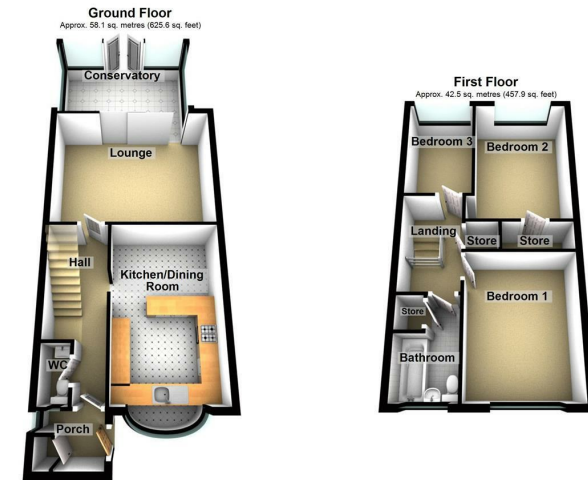
OUTSIDE

Rear Garden

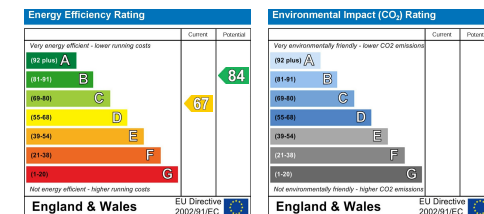
Fence perimeters with an access gate to the rear allowing access to the secure communal rear access point. Paved low maintenance rear garden area laid over two tiers with a step inbetween.

FURTHER INFORMATION

Council Tax - Band A
Non Standard Bryant System 2 Build
Vendors are buying on - therefore upward chain



Total area: approx. 100.7 sq. metres (1083.5 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanItUp.



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