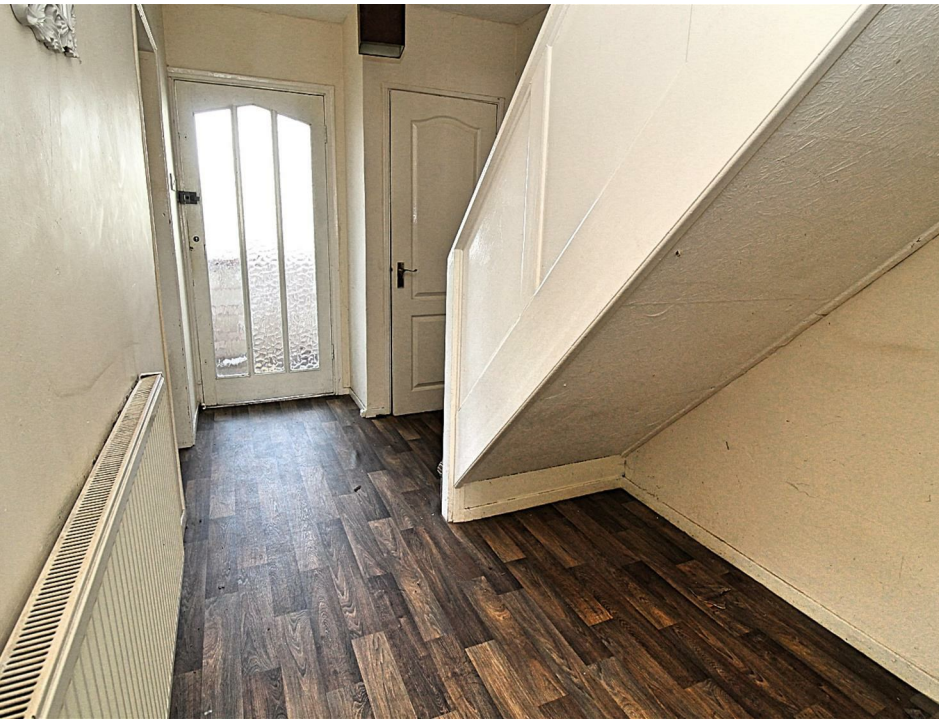


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Hernefield Road, Birmingham | Offers In The Region Of

**** LEASEHOLD ** IN NEED OF MODERNISATION ** END TERRACE ** TWO BEDROOMS ****

This end terrace property we believe is of a none-traditional build and consists of a front garden area, enclosed entrance porch, entrance hallway, **TWO RECEPTION ROOMS**, kitchen, **CONSERVATORY**, and three side entrance areas to the ground floor. To the first floor there are **TWO BEDROOMS** (one of which has been divided into two areas) and a family shower room. There are approximately 73-74 years remaining on the lease - Energy Efficiency rating:- D

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Approach

The property is set back from Hernefield Road, there is first come first serve parking to the front of the garden areas, the property itself is accessed via the communal public footpath leading to the access gate into:-

Front Garden

The garden tapers to the access gate at the property of the property and consists of gravel/stone covered areas either side of the paved pathway allowing access to the UPVC door into the side access areas or the further UPVC door on the side of and giving access to:-

Entrance Porch

10'2" x 3'6" (3.10m x 1.07m)

Enclosed entrance porch with double glazed windows to the front and to the side, wall mounted modern style light (unable to verify working condition due to utilities being switched off), wood effect flooring, and a glazed door to the rear of the property allowing access to:-

Entrance Hallway

11'8" x 6'4" (3.56m x 1.93m)

Stairs rising to the first floor landing area with open space below, storage cupboard housing the utility meters, radiators and doors to:-

Lounge

13'11" x 10'10" max 9'4" min (4.24m x 3.30m max 2.84m min)

Double glazed bow window to the front, and a radiator (unable to verify working condition due to utilities being switched off)

Dining Room

9'5" x 8'4" (2.87m x 2.54m)

The dining room is accessed via the kitchen area - Double glazed sliding patio doors to the rear into the conservatory area, tile effect flooring.

Kitchen

10'4" x 7'7" (3.15m x 2.31m)

Wall mounted and floor standing base, units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Tile effect flooring, and a double glazed window to the rear. Door to the side into the side entrance area two

Side Entrance Area One

13'11" x 4'7" (4.24m x 1.40m)

UPVC door to the front allowing access to/from the front garden area, and an internal door to the rear into:-

Side Entrance Area Two

13'2" x 4'7" (4.01m x 1.40m)

Wall mounted boiler (unable to verify working condition due to utilities being switched off) plumbing for a washing machine, and lighting. Further door to the side allowing access to the rear garden area and an opening to the rear into:-

Side Entrance Area Three

4'5" x 4'3" (1.35m x 1.30m)

Double glazed window to the side, wall mounted corner wash hand basin and tiling to the walls.

Conservatory

8' x 4'11" (2.44m x 1.50m)

Partly brick built with double glazed windows over to the side and to the rear, double glazed tilt or open door also to the side allowing access to the rear garden area. Tile effect flooring, and a radiator.

FIRST FLOOR

Landing

Double glazed window to the side, loft access area and openings or doors to:-

Bedroom One

11'4" max 9'8" min x 10' (3.45m max 2.95m min x 3.05m)

Double glazed window to the rear, radiator (unable to verify working condition due to utilities being switched off) and two built in wardrobes/storage cupboards.

Bedroom Two Part One

9'11" max 6'7" min x 7'3" max 5' min (3.02m max 2.01m min x 2.21m max 1.52m min)

Double glazed window to the front and a radiator (unable to verify working condition due to utilities being switched off)

Bedroom Two Part Two

10'3" max 7'7" min x 7'4" + door entrance (3.12m max 2.31m min x 2.24m + door entrance)

Double glazed window to the front, radiator (unable to verify working condition due to utilities being switched off) and a built in wardrobe/storage cupboard.

Shower Room

7'6" x 5'3" (2.29m x 1.60m)

Suite comprised of a shower cubicle with a boiler fed shower inset (unable to verify working condition due to utilities being switched off) low flush WC and a pedestal wash hand basin. Partly tiled and partly plastic panelling to the walls, tile effect flooring, extractor fan to the ceiling (unable to verify working condition due to utilities being switched off). Radiator (unable to verify working condition due to utilities being switched off) and a double glazed window to the side with a further double glazed window to the rear.

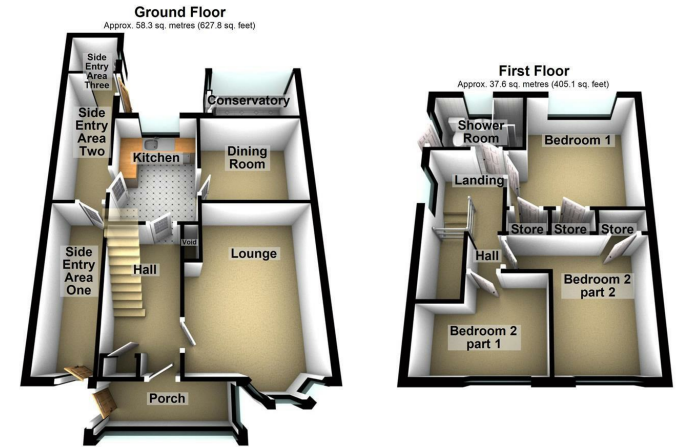
OUTSIDE

Rear Garden

The garden which is currently over grown but appears to have a patio area and lawn areas. Fence borders, security light (unable to verify working condition due to utilities being switched off)

LEASEHOLD DETAILS

99 Year lease from 1st May 2000
Ground Rent £75.00 PA



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanItUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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