

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Horne Way, Shard End, Birmingham, B34 7SW

Offers Over £190,000



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** GARAGE ** DRIVEWAY ** CONSERVATORY ** DOWNSTAIRS WC ** NON-STANDARD BUILD **

The mid-terrace property is situated in a cul-de-sac location and consists of a DRIVEWAY to the front providing off road parking for multiple vehicles, this leads to the GARAGE area and to the enclosed ENTRANCE PORCH. Once inside the property there is an entrance hallway, DOWNSTAIRS WC, lounge to the front, kitchen/dining room to the rear, CONSERVATORY which also has a convenient storage area, and a BAR. To the first floor there are THREE BEDROOMS (two doubles, one with a walk in wardrobe, and a single bedroom) there is also a FAMILY BATHROOM with the benefit of a bath and a separate shower enclosure. The rear garden is a low maintenance rear garden with a covered area providing shelter and a timber summer house. Energy Efficiency Rating:- C

Front Garden/Driveway

Tarmac driveway providing off road parking for multiple vehicles, and access to the garage area. Fence border to one side, open border to the other side, and an outside lantern style light. Outside electric single socket just below the lounge window area, and a double glazed door to the side of the property allowing access to:-

Entrance Porch

5'10" x 3'6" (1.78m x 1.07m)

Two storage cupboards housing the utility meters, wood effect flooring, and a further internal wooden door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing with an open space below, radiator, wooden flooring, and further doors to:-

Downstairs WC

5'4" x 2'7" (1.63m x 0.79m)

Suite comprised of a low flush WC and a corner wash hand basin. Tiling to the wall areas with a decorative faceted style tile

inset in random positions, matching dado style tile inset to the walls and a decorative chrome effect trim. Wood effect flooring, and a single glazed window to the front.

Lounge

16'3" x 9'8" (4.95m x 2.95m)

Double glazed window to the front, radiator, and wooden flooring.

Kitchen/Diner

15'10" x 12'5" (4.83m x 3.78m)

Range of wall mounted and floor standing base units with display units incorporated and a wine rack. Work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over, the work surface extends to create a breakfast bar area which also creates a divide to the dining room area. Appliances built in consist of an under unit double oven with an electric hob over, stainless steel effect splash back and a stainless steel effect extractor above. Plumbing for a washing machine, further plumbing for a dishwasher and space below the breakfast

bar area for a tumbler drier. Radiator, wooden flooring (to the dining area) tile effect flooring to the kitchen area (but the vendor advises this has wooden flooring below) Double glazed windows at matching height and either side of the double doors to the rear allowing access to:-

Conservatory

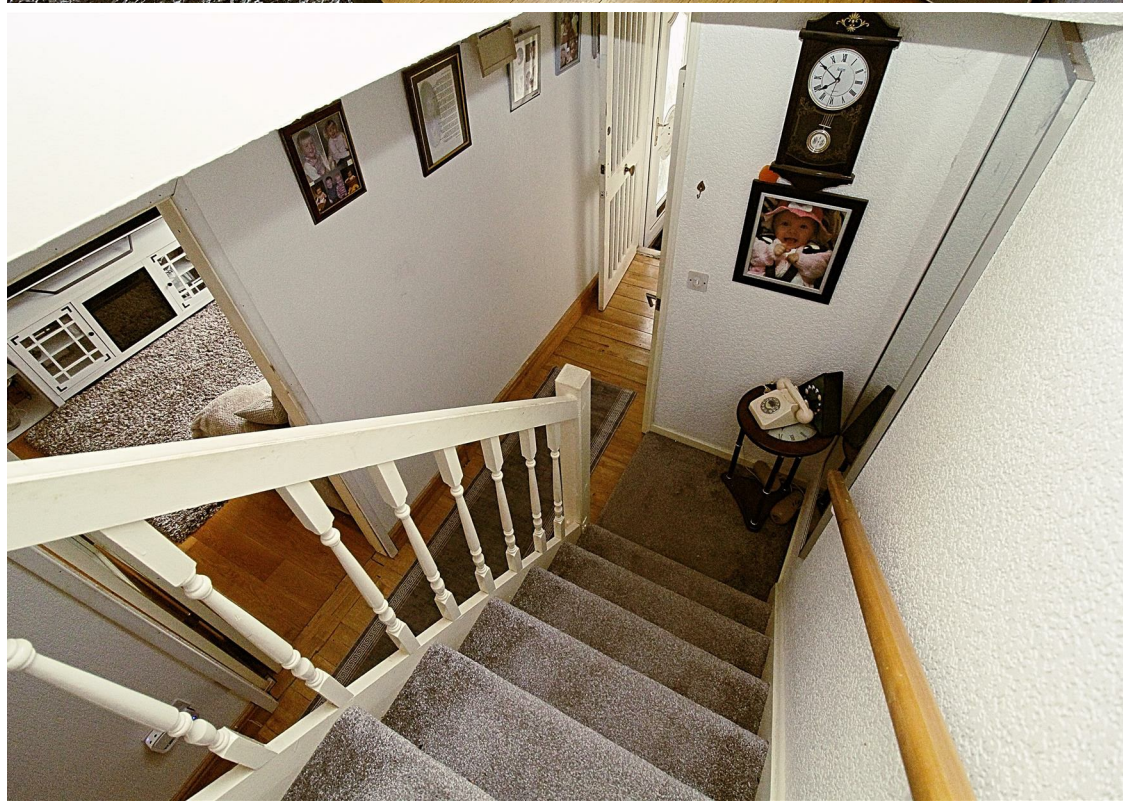
10'4" x 9'2" (3.15m x 2.79m)

Double glazed windows at matching height and either side of the double glazed double doors to the rear allowing access to/from the rear garden area. Wood effect flooring, fanlight to the ceiling, a double glazed door to the side into the storage area (was originally the outside rear porch area. And a further door to what was originally the brick built storage shed which the vendor has created a bar area in.

FIRST FLOOR

Landing

Loft access via the hatch area, storage cupboard, radiator and doors to:-



Bedroom One

13'5" x 9'7" (4.09m x 2.92m)

Double glazed window to the front and a radiator

Bedroom Two

12'8" x 8'5" + entrance alcove (3.86m x 2.57m + entrance alcove)

Double glazed window to the rear, radiator, and a walk in wardrobe.

Bedroom Three

9'7" x 7'4" (2.92m x 2.24m)

Double glazed window to the rear and a radiator.

Bathroom

8'7" x 5'11" (2.62m x 1.80m)

Suite comprised of a panelled bath with a decorative mixer tap over, low flush WC, shower enclosure with sliding doors for access and an electric shower inset and a wash hand basin inset to a vanity unit providing storage below with a matching decorative mixer tap over. Tiling to the walls with a decorative chrome effect trim, mosaic tile effect flooring, ladder style radiator, and a double glazed window to the front.

OUTSIDE

Canopy Area

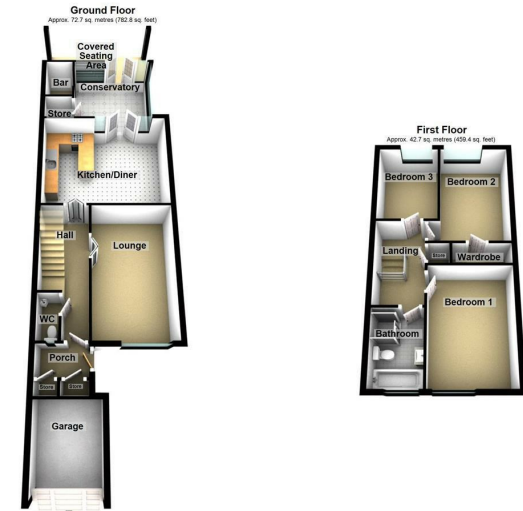
The canopy area is accessed via the conservatory and provides a sheltered outside seating area space, this is open and leads to:-

Rear Garden

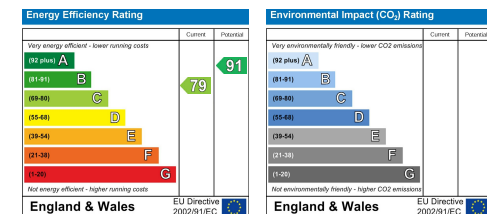
Fence borders surrounding an artificial lawn area which leads to a timber built summer house with double door access and windows into the garden area.

Garage

The garage is a single garage situated to the front of the property and has an electric roll up door which is operated from inside the property for security purposes. There is also electric supply inside the garage and lighting



Total area: approx. 115.4 sq. metres (1242.2 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using Planity.



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