

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Bankdale Road, Ward End, Birmingham, B8 2AD

Offers Over £170,000



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**** TWO DOUBLE BEDROOMS ** DRIVEWAY ** FAMILY SIZE REAR GARDEN ****

Looking for a GREAT SIZE FAMILY HOME then this could be the one for you. The property is a mid-terrace property and would of originally been a three bedroom property with a downstairs bathroom when built. The property currently consists of a DRIVEWAY o the front, entrance hallway, ONE RECEPTION ROOM, and a kitchen to the rear. To the first floor there are TWO DOUBLE BEDROOMS and a family bathroom. There is a larger style rear garden which offers potential to extend (subject to relevant permissions) without losing a garden area. Energy Efficiency Rating:- C

Front Garden/ Driveway

Low wall borders to either side of the block paved driveway providing of road parking, timber canopied area over the double glazed door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing area, and a door to the side leading to:-

Lounge

13'7" x 12'9" (4.14m x 3.89m)

Two double glazed windows to the front, two radiators, and exposed floorboards to the floor area. Open space below the stair area, and a marble effect ornate design fire surround with a stone/quartz effect back over hearth with a coal effect gas fire inset. Door to the rear leading to:-

Kitchen

13'6" x 7'9" max 6'5" min (4.11m x 2.36m max 1.96m min)

Range of wall mounted and floor standing base units with open corner display units and glass fronted display units

incorporated. Work surfaces over incorporating a stainless steel sink and drainer unit with a mixer tap over, and creating a breakfast bar area. partly tiled walls, tiling to the floor area, Radiator, wall mounted boiler, plumbing for a washing machine, three double glazed windows to the rear and a double glazed door also to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Loft access via he hatch area, and doors to:-

Bedroom One

13' x 9'3" (3.96m x 2.82m)

Two double glazed windows to the front, radiator, built in wardrobe situated over the stairs and decorative beams to the ceiling area.

Bedroom Two

10'10" x 8'2" (3.30m x 2.49m)

Double glazed window to the rear, and a radiator.

Bathroom

7'10" x 7'4" (2.39m x 2.24m)

Suite comprised of a panelled bath with a mixer tap shower over, low flush WC and a pedestal wash hand basin. Tiling to the walls with a decorative dado inset and some picture tiles. Radiator, tile effect flooring, decorative coving finish to the ceiling and a double glazed window to the rear.

OUTSIDE

Rear Garden

Mixture of fence and privet borders surrounding a garden consisting of a paved patio area extending to one side of the garden laid mainly to lawn with a further lawn area to the rear of the garden.



