

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Passfield Road, Birmingham | £250,000

* SEMI DETACHED FAMILY HOME * FOUR BEDROOMS * DRIVEWAY * CONSERVATORY ** 360 VIRTUAL TOUR AVAILABLE! **

THIS IS A GREAT SIZE FAMILY HOME WHICH WILL REQUIRE MODERNISATION BUT WILL NOT BE AVAILABLE FOR LONG AND OFFERS NO UPWARD CHAIN! ...

CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for your vehicles with accommodation comprising of . entrance porch, hallway, OPEN PLAN LOUNGE , FAMILY KITCHEN, bathroom, CONSERVATORY and rear garden to the ground floor. To the first floor there are FOUR BEDROOMS.

The property benefits from central heating and double glazing where specified and is offered with NO UPWARD CHAIN!

Energy Performance Certificate : D

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Approach

The property is accessed via a dropped kerb and leading to:-

Driveway

A driveway providing parking for two vehicles with a brick walled perimeter and leading to a double glazed entrance porch.

Entrance Porch

Double glazed windows and doors to the front and sides allowing access to an additional double glazed entrance door.

Entrance Hallway

Staircase to the first floor landing. Radiator. Under stairs storage cupboard. Doors giving access to the ground floor accommodation:-

Family Bathroom

Suite comprises of a panelled bath unit, walk in shower cubicle with electric shower over, pedestal wash basin and low level w.c. Tiling to the walls. Radiator, Double glazed windows to the front and side.

Open Plan Lounge

24'0" x 12'1" maximum (7.32m x 3.68m maximum) Double glazed windows to the front and rear. Radiator. Marble/stone fire surround with open fireplace and hearth.

Family Kitchen

12'1" x 9'10" (3.68m x 3.00m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Appliances include a gas hob with separate double electric oven. Plumbing for a dishwasher and washing machine. Part tiling to the walls. Double glazed window to the side. Ceiling spotlights. Storage cupboard. Wood effect flooring. A door to the rear giving access to the conservatory.

Conservatory

22'0" x 10'0" (6.71m x 3.05m)

Part brick built with double glazed windows and door to the side and rear. Additional sliding doors to the rear allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft access. Double glazed window to the front. Doors leading to first floor accommodation:-

Bedroom One

11'4" x 8'10" (3.45m x 2.69m)

Double glazed window to the front and radiator.

Bedroom Two

11'2" x 6'8" (3.40m x 2.03m)

Double glazed window to the side and radiator.

Bedroom Three

12'0" x 9'10" (3.66m x 3.00m)

Double glazed window to the rear and radiator.

Bedroom Four

12'2" x 12'0" (3.71m x 3.66m)

Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side gate allowing access to/from the front of the property. The rear garden has paved areas, shrubbery, workshop and timber storage shed.

