

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Fellmeadow Road, Lea Hall, Birmingham, B33 8LD

Offers Over £250,000





## Offers Over £250,000

### Fellmeadow Road, Lea Hall, Birmingham, B33 8LD

- No Upward Chain
- Four Bedrooms
- Corner Plot Property
- Driveway to Side
- Two Reception Rooms
- In Need of Modernisation
- Downstairs Shower Room
- Masses of Potential
- Great size Family Home

## EPC Rating

Current: C  
Potential: B

## Council tax band

Band = B

**\*\* NO UPWARD CHAIN \*TWO RECEPTIONS \*  
FOUR BEDROOMS \* IN NEED OF  
MODERNISATION \*\***

This CORNER PLOT property requires modernisation throughout but offers masses of potential (an example of which can be seen on the opposite corner) The property is offered with NO UPWARD CHAIN and consists of a DRIVEWAY area to the side of the front garden, a well established mature front garden area spanning across the corner plot, entrance hallway, TWO RECEPTIONS (the second one being a generous size) galley style kitchen, DOWNSTAIRS SHOWER ROOM, and a separate WC. To the first floor there is a landing area and FOUR BEDROOMS (all good sizes) The rear garden tapers towards the rear but offers a lovely size private garden area. Energy Efficiency Rating:- C

### Approach

The property occupies the corner of Fellmeadow Road and Kelynmead Road, it is located local to bus routes, schools, motorway access, and shopping areas.

### Front Garden

The front garden area is divided into two areas:-  
Front Garden area consists of a garden laid mainly to lawn with mature shrubbery and well established flower bed borders, paved pathway divide leading to the Side Garden area which consists of well established

mature shrubbery flower bed areas, and a fence divide to the stone covered driveway area. Double glazed door to the side of the property allowing access to:-

### Entrance Hallway

Stairs rising to the first floor landing area with a storage cupboard below, radiator, and wood effect flooring. Decorative coving finish to the ceiling area and doors to:-

### Snug Lounge Area

**11'2" x 9'10" (3.40m x 3.00m )**

Double glazed windows to the side and to the front, radiator, decorative ceiling rose to the ceiling area and a coving finish to the ceiling. Wooden panelling to the chimney breast area with a gas fire (unsure of working condition) mounted and shelving to the side of the chimney breast.

### Family Lounge Area

**19'10" x 12'10" (6.05m x 3.91m)**

Double glazed window to the front, radiators, storage cupboards either side of the window area housing the utility meters, and coving finish to the ceiling area. Brick effect fireplace to one wall with wooden panelling and shelving incorporated

### Kitchen

**15'11" x 7' (4.85m x 2.13m)**

Range of wall mounted and floor standing base units with open corner display units and a wine rack incorporated. Work surfaces over with a sink and drainer unit with a

mixer tap. Wall mounted Worcester boiler, double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area.

### Downstairs Shower Room

7'2" x 4'10" (2.18m x 1.47m)

Suite comprised of a corner shower cubicle with a boiler fed shower inset, and a wash hand basin inset to a vanity unit providing storage below. Radiator, partly tiled walls, extractor fan to the outer wall, tile effect flooring and a double glazed window to the rear.

### Downstairs WC

4'6" x 2'7" (1.37m x 0.79m)

Low flush WC, decorative coving finish to the ceiling area, tile effect walls, tile effect flooring, and a double glazed window to the side.

## FIRST FLOOR

### Landing

Loft access via the hatch area, double glazed window to the side, and a wall mounted gas fire. Doors to:-

### Bedroom One

13' x 12'7" (3.96m x 3.84m)

Two double glazed windows to the front, and storage cupboard to one side of the chimney breast area.

### Bedroom Two

12'11" x 10'7" (3.94m x 3.23m)

Two double glazed windows to the rear, radiator, decorative picture rail to the walls and exposed floorboards.

### Bedroom Three

11'2" x 9'11" (3.40m x 3.02m)

Double glazed window to the front, decorative ceiling rose, and shelving to the chimney breast area.

### Bedroom Four

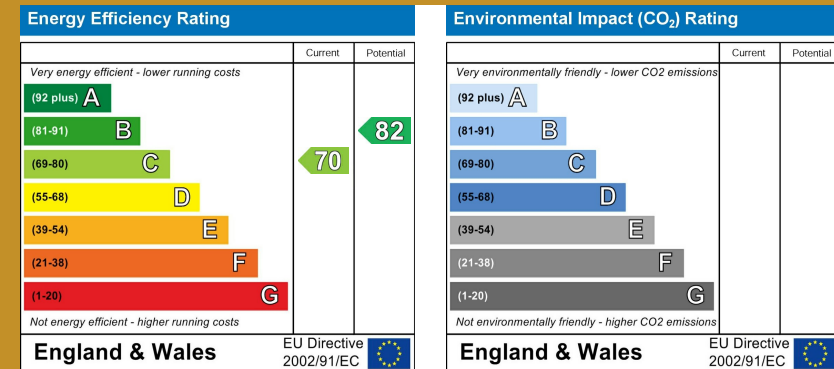
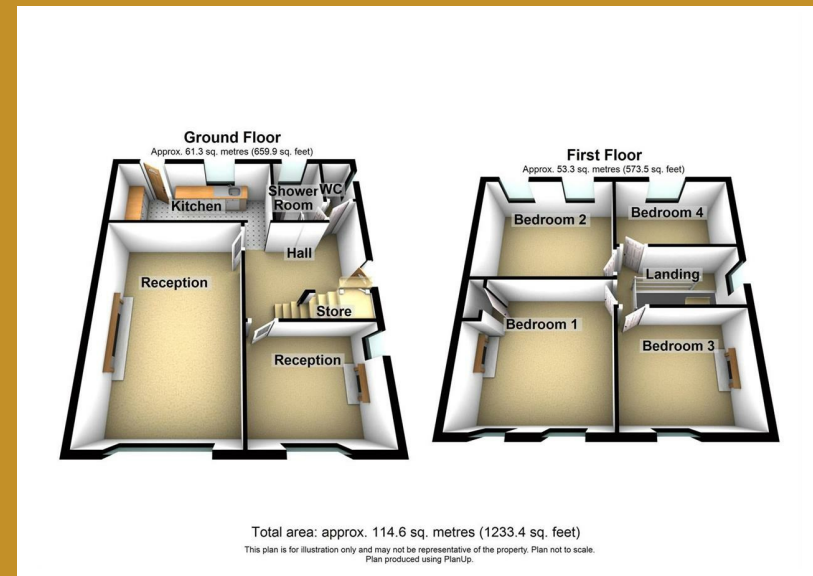
11'2" x 7'3" (3.40m x 2.21m)

Double glazed window to the rear, and exposed floorboards.

## OUTSIDE

### Rear Garden

Paved patio area leading to a lower paved patio area and a rockery flower bed to one side (was originally a pond) Mature shrubery and flower bed borders, greenhouse, shed, and an access gate to the front leading to the front garden area.







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