



Offers Over £220,000

Glascote Grove, Shard End, Birmingham, B34 6SD

**** IMMACULATE THROUGHOUT ** DRIVEWAY ** TWO BEDROOMS ** NO WORK NEEDED ****

This mid-terrace property has been modernised and presented to a very high standard, there is no work required to this property. The property consists of a DRIVEWAY to the front providing off road parking for multiple vehicles, an entrance hallway, lounge area which is open plan to the dining room which in turn is open plan to the modern fitted kitchen. To the first floor there are TWO DOUBLE BEDROOMS and a modern family bathroom. The property also has the benefit of a shared front entrance area which in turn leads to a private secure side entrance giving direct access through to the rear garden area. The side entrance also provides a storage area (which some convert into a downstairs utility or shower room alongside the outside storage area) The rear garden is a private rear garden with a further brick built storage area. VIEWING IS HIGHLY RECOMMENDED - DON'T MISS OUT AS THIS WILL BE SNAPPED UP. Energy Efficiency Rating:- C

Front Garden/Driveway

Block paved driveway providing off road parking for multiple vehicles with a flower bed to one side and a garden laid mainly to lawn to the other side with a decorate slate covered flower bed area. Shared paved pathway leading to the shared entrance area, this area is shared with the neighbouring property. The shared area has private access doors allowing private access through to the rear garden area via the side entrance. Composite door leading to:-

Entrance Hallway

11'9" x 5'9" (3.58m x 1.75m)

Stairs rising to the first floor landing area with open space below, storage cupboard housing the utility meters, grey wood effect flooring, and a radiator. Door to the side into:-

Lounge

13' x 11'4" (3.96m x 3.45m)

Double glazed window to the front, radiator, and a decorative sleeper style shelf over the fireplace area. Opening to the rear into:-

Dining Area / Kitchen

17'6" x 10'1" max 9'6" min (5.33m x 3.07m max 2.90m min)

DINING AREA - Double glazed sliding patio doors to the rear allowing access to/from the rear

garden area. Radiator, grey wood effect flooring, and opening to the side into:-
KITCHEN AREA - Range of white high gloss effect wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven, with an electric hob over, and an extractor above. Plumbing for a washing machine, grey brick design partly tiled walls, grey wood effect flooring double glazed window to the rear and spotlights inset to the ceiling area.

FIRST FLOOR

Landing

Two storage cupboards, loft access via the hatch area, and doors to:-

Bedroom One

14'7" x 9'10" (4.45m x 3.00m)

Two double glazed windows to the front, radiator, and a build in wardrobe/storage area situated over the stairs.

Bedroom Two

11'7" x 11'5" max 8'7" min (3.53m x 3.48m max 2.62m min)

Double glazed window to the rear, and a radiator.

Bathroom

9'3" x 5'6" (2.82m x 1.68m)

Suite comprised of an L-Shaped panelled bath with a mixer tap over, and an electric shower above. Low flush WC and a wash hand basin inset to a vanity unit providing storage below. Partly tiled walls with a decorative dado tile inset, grey wood effect flooring, radiator, and two double glazed windows to the rear.

OUTSIDE

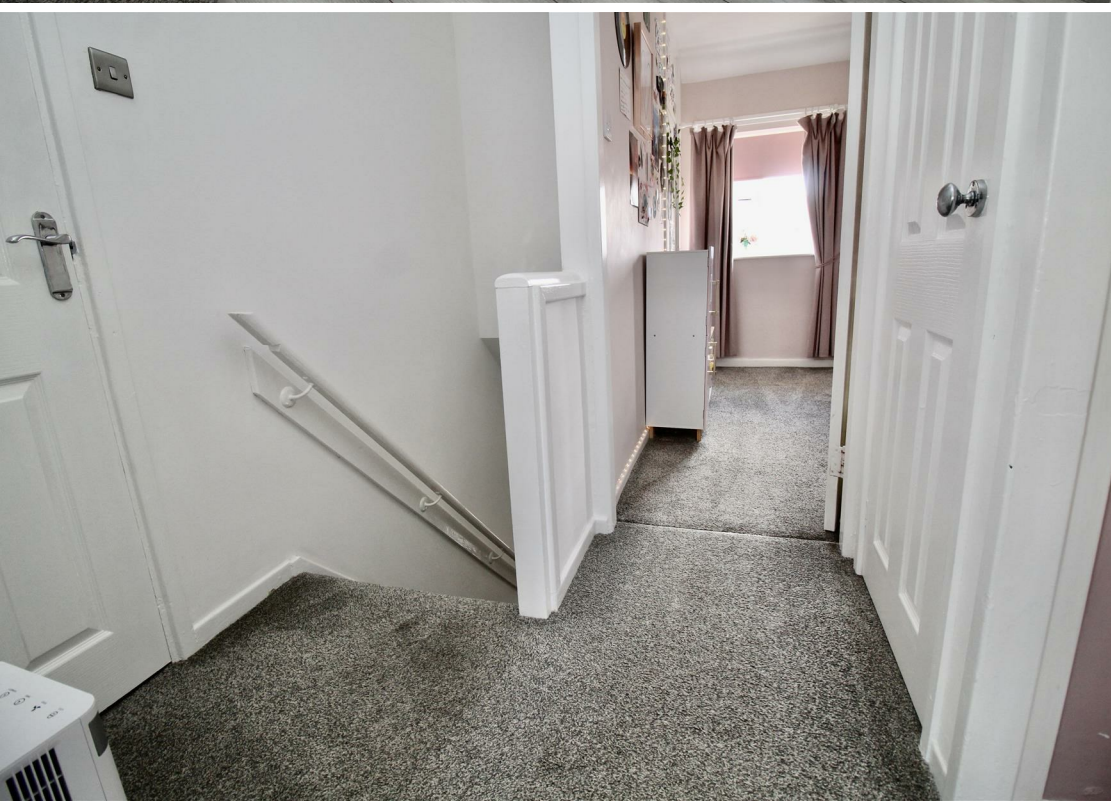
Rear Garden

Fence perimeters surrounding a garden consisting of a paved patio area leading to a garden laid mainly to lawn with a decorative flower bed to one side, and a stone covered flower bed to the other side. Outside tap. There is also a convenient brick built storage shed with a double glazed window to the rear, door to the side leading to/from the rear garden area. Double glazed door to the side leading into:-

Built In Side Entrance

9'6" x 3' + 2'11" x 5' max 3' min (2.90m x 0.91m + 0.89m x 1.52m max 0.91m min)

UPVC door to the front leading into the shared entrance area, lighting, and a door to the rear into:-



Storage Area

4'8" x 3'6" (1.42m x 1.07m)

Shelving providing storage, light, separate fuses board, and electric supply.

FURTHER INFORMATION

New Boiler within the last 8 months
Kitchen was replaced around 5 years ago
Re-decoration has been on-going and maintained to a very good standard

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Broadband

STANDARD - Highest available download speed - 14 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - X - Highest available upload speed - X- Availability NONE
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

OfCom Mobile

Various factors can affect coverage, such as

being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2 Good outdoor and variable in-home
3 Good outdoor, variable in-home
Vodafone Good outdoor and variable in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 84%
O2 78%
Three 82%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

