PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Southfield Avenue, Castle Bromwich, Birmingham, B36 9BB
Offers Around £310,000

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** IN NEED OF MODERNISATION ** GREAT LOCATION ** REQUIRES WORK **

This semi-detached property is situated in a popular location within St Mary & St Margaret's catchment area. The property requires modernisation throughout and currently offers a DRIVEWAY to the front, front garden area, enclosed entrance porch, entrance hallway, THROUGH LOUNGE/DINING ROOM, kitchen with a pantry, TANDEM GARAGE/STORE, and a private rear garden. To the first floor there are three bedrooms (two doubles and a single) a family bath/shower room, and a separate WC. Energy Efficiency Rating :- E

Front Garden

Low wall border to the front and to one side, fence borders to the other side of the front garden area consisting of a paved driveway providing off road parking, lawn area with a stone covered flower bed and mature shrubbery. Double glazed door to:-

Entrance Porch

11'10" x 3'2" (3.35m'3.05m" x 0.91m'0.61m")

Double glazed windows to the front and to one side, wall mounted light, Quarry style tiling to the floor area, and a further window with a door to the side of leading through to:-

Entrance Hallway

11'10" x 7'3" (3.35m'3.05m" x 2.13m'0.91m")

Stairs rising to the first floor landing area with an open space below, decorative plate rail to the upper wall area, and doors to:-

Downstairs Guest Cloakroom

7'11" x 3' (2.13m'3.35m" x 0.91m')

Suite comprised of a low flush WC, and a wall mounted wash hand basin. Wood effect flooring, tiling to splash prone area, and a storage cupboard with double doors for access.

Through Lounge (Dining Area)

13'2" x 10'6" (3.96m'0.61m" x 3.05m'1.83m")

Double glazed windows either side of the double glazed door to the rear allowing access to the rear garden area, coving finish to the ceiling area, and a built in bar area with decorative glass blocks inset to the bricks. Open plan to the front into:-

Through Lounge (Lounge Area)

14'2" into bay 12'3" to wall x 10'6" (4.32m into bay 3.73m" to wall x 3.05m'1.83m")

Double glazed bay window to the front, brick effect fireplace with a marble effect hearth and tiled back.

Kitchen

10'4" x 7'4" (3.05m'1.22m" x 2.13m'1.22m")

Wall mounted and floor standing base units with work surfaces over incorporating a stainless steel effect sink and double drainer with a mixer tap over. Appliances built in consist of an under unit oven with an electric hob over and, extractor canopy above. Breakfast bar area to one side, partly tiled walls, double glazed door to the side giving access to the garage/store area and a double glazed window to the rear.

FIRST FLOOR

Landing

Loft access via the hatch area with a pull down ladder, light and partially boarded. Doors to:-

Bedroom One

14'4" into bay 11'10" to wall x 10'3" (4.27m'1.22m" into bay 3.35m'3.05m" to wall x 3.05m)

Double glazed window to the front, fitted wardrobes to one wall with four sliding access doors.

Bedroom Two

13'3" x 10'7" (3.96m'0.91m" x 3.05m'2.13m")

Double glazed window to the rear.

Bedroom Three

9'4" x 6'10" (2.74m'1.22m" x 1.83m'3.05m")

Double glazed window to the front, and a built in wardrobe/storage cupboard situated over the stairs area.

Bathroom

9'2" x 7'5" (2.74m'0.61m" x 2.13m'1.52m")

Suite comprised of a tiled shower cubicle with a shower inset, panelled bath, and a wash hand basin inset to an L-shaped work surface. Mirror with a light above situated over the work surface area, tiling to the walls extending to the window sill area, and a double glazed window to the rear.

Separate WC

3'11" x 3'11" (0.91m'3.35m" x 0.91m'3.35m")

Low flush WC, partly tiled walls, and a window to the side.

OUTSIDE

Garage/Side Storage

27'7" x 6'10" (8.23m'2.13m" x 1.83m'3.05m")

Up and over door to the front, outside tap, electric supply, and lighting. Wall mounted wash hand basin, double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area.

Rear Garden

Block paved patio area with a low wall retaining divide leading to a raised gravel covered flower bed to one

side and further flower bed to the other side. Garden laid mainly to lawn with a paved pathway to one side and dividing the further lawn area which has a further paved patio area to the rear of the garden. Security light, and fence perimeters.

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 - 16 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - X Mbps - Highest available upload speed - X Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

Ofcom Mobile

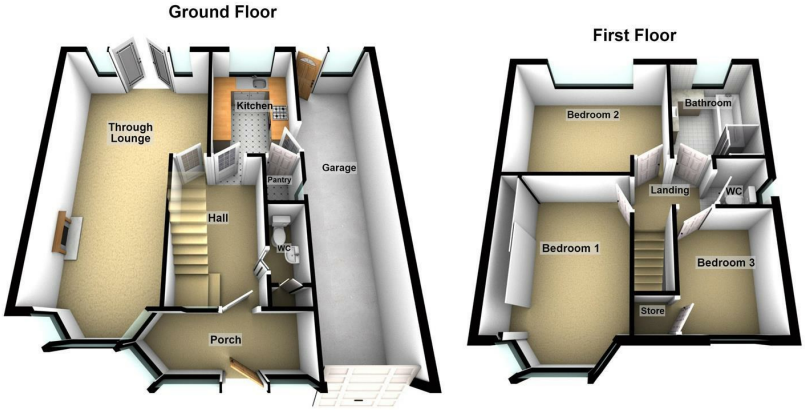
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

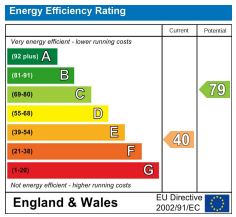
EE- Good outdoor and variable in-home
O2 Good outdoor and variable in-home
3 Good outdoor, variable in-home
Vodafone Good outdoor

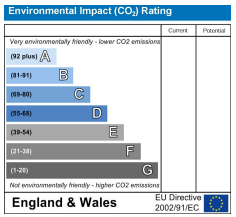
Performance across your postal district

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- 79%
O2 87%
Three 80%
Voda 83%
Performance scores should be considered as a guide since there can be local variations.







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