

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Gorsefield Road, Shard End, Birmingham, B34 7AN

Offers Over £220,000



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**** THREE BEDROOMS** STANDARD BUILD ** GREAT SIZE FAMILY HOME ****

This mid-terrace property has been modernised throughout and offers a great size family home. The property offers a great size front garden (could be a driveway with the correct permissions) entrance hallway, lounge to the front, modern kitchen area which is open plan to the dining room, rear porch housing a storage cupboard and downstairs WC. To the first floor there are THREE BEDROOMS and a family bathroom. The property has a private rear garden with vehicular access from the rear. Energy Efficiency Rating:- C

Front Garden

Privet perimeters surrounding mature flower beds around a garden laid mainly to lawn. Shared paved pathway leading to the private front garden and shared side entry. Door to:-

Entrance Hallway

Stairs leading to the first floor landing, radiator, storage cupboard housing utility meters. Doors to:-

Lounge

13'7" x 11'8" (4.14 x 3.56)

Double glazed window to the front, and a radiator

Kitchen

13'2" max 9'9" min x 11'10" (4.01m max 2.97m min x 3.61m)

Wall mounted and floor standing base units, roll edge work surface incorporating a stainless steel effect sink and drainer unit. Appliances built in consist of an over with an electric hob over and extractor canopy. Partly tiled walls, tiling to the floor

area, radiator, double glazed window to the rear, double glazed door to the rear into the rear porch area. Open plan to the side into:-

Dining Room

9'5" x 7'11" (2.87m x 2.41m)

Double glazed French doors to the rear allowing access to the rear garden, radiator, tiling to the floor area.

FIRST FLOOR

Landing

Loft access, storage cupboard.

Bedroom One

15'2" x 8'9" (4.62m x 2.67m)

Double glazed window to the rear, radiator, built in storage cupboards/wardrobes, one single (housing the boiler), one double

Bedroom Two

15'2" max 13'1" min x 10'9" (4.62m max 3.99m min x 3.28m)

Double glazed window to the front,

radiator, and a built in double storage/wardrobe.

Bedroom Three

8'7" x 7'8" (2.62 x 2.34)

Double glazed window to the front, radiator, built in wardrobe situated over the stairs.

Bathroom

Suite comprised of a panelled bath with an electric shower over, low flush WC, and a pedestal wash hand basin. Radiator, partly tiled walls, wood effect flooring and a double glazed window to the rear

OUTSIDE

Rear Garden

Two access gates to the rear allowing vehicles in, spaved patio area with a paved pathway leading to a lawn area. Brick built storage shed.

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 - 15 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 79 Mbps - Highest available upload speed - 20 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 in-home

O2 Good outdoor and in-home
3 Good outdoor, in-home
Vodafone Good outdoor and 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.

