Prime Estates

INDEPENDENT ESTATE AGENTS

Watland Green, Buckland End, Birmingham, B34 6HG

Offers In The Region Of £230,000

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** EXTENDED ** CONSERVATORY ** DETACHED GARAGE ** TWO RECEPTIONS **

This SEMI-DETACHED property has been EXTENDED to the rear by the previous owner creating a good size family home. The property is situated in a cul-de-sac location and benefits from a private front garden, enclosed entrance porch, entrance hallway, front lounge area, rear dining room, kitchen, downstairs WC and a conservatory to the ground floor. To the first floor there are THREE BEDROOMS - two doubles, one single, and a family bathroom. The rear garden is paved therefore low maintenance, and has access to the detached garage also to the rear of the garden area. The garage is accessed via the shared driveway which feeds some of the neighbouring houses. Energy Efficiency Rating:- D

Front Garden

Privet borders surrounding a front garden area with lawn, and paved areas. Double glazed door allowing access to:-

Entrance Porch

6'4" x 4'10" (1.93m x 1.47m)

Enclosed entrance porch with a double glazed window at matching height and to the side of the entrance door, storage cupboard, wall mounted light, and wood effect flooring. Door with windows either side allowing access to:-

Entrance Hallway

16'5" x 5'10" (5.00m x 1.78m)

Stairs rising to the first floor landing area with open space below, decorative coving and dado rail to the walls, wood effect flooring, and a radiator. Doors to:-

Lounge

11'8" x 14'4" (3.56m x 4.37m)

Double glazed bow window to the front with secondary glazing, radiator, and a decorative coving finish to the ceiling.

Dining Room

17'11" x 11'1" max 9'5" min (5.46m x 3.38m max 2.87m min)

Storage cupboard, wood effect flooring, radiator, decorative coving finish to the ceiling and a set of double glazed French doors to the side leading to the side garden area. Opening to the rear into:-

Kitchen

13'3" x 7'5" (4.04m x 2.26m)

Range of wall mounted and floor standing base units incorporating a wine rack with work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven, with a five burner gas hob over and a double stainless steel effect extractor above. Plumbing for a washing machine, wood effect flooring, partly tiled walls, and a decorative coving finish to the ceiling. Double glazed window to the rear and a set of doubl glazed doors also to the rear allowing access through to the conservatory. Door to the side into:-

Downstairs WC

7'5" x 2'9" (2.26m x 0.84m)

Low flush WC, double glazed window to the rear, radiator, wall mounted boiler partly tiled walls and wood effect flooring.

Conservatory

11' x 9'2" (3.35m x 2.79m)

Partly brick built with double glazed windows to either side and to the rear, double glazed French doors to the side allowing access to the rear garden. Radiator, and wood effect flooring.

FIRST FLOOR

Landing

Two storage cupboards, decorative dado rail to the walls, and loft access via the hatch area. Doors to:-

Bedroom One

14'8" x 9'1" (4.47m x 2.77m)

Double glazed window to the front, and a radiator.

Bedroom Two

11'8" max 10'11"min x 11'6" (3.56m max 3.33mmin x 3.51m)

Double glazed window to the rear with secondary glazing, and a radiator.

Bedroom Three

8'8" x 8'7" (2.64m x 2.62m)

Double glazed window to the front and a radiator.

Bathroom

6'8" x 6'7" (2.03m x 2.01m)

Suite comprised of a L-shaped panelled bath with a boiler fed shower over, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Marble effect tiling to the walls with a decorative chrome effect trim, marble effect panelling to the ceiling with spotlights inset. Sandstone effect tiling to the floor area, a decorative tiled niche above the bath area creating an enclosed shelf area. Ladder style radiator, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Mixture of fence a gravel board style borders with an access gate to the side leading to the shared access driveway. Low maintenance rear garden which is majority paved, outside tap, and access door to:-

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Detached Rear Garage

unmeasured (unmeasured)

Detached garage access via the shared driveway to the side of the property, up and over door to the front of the garage, window and access door to the rear garden area. NB the garage area requires some repairs as the roof is partially missing therefore cannot be currently used for storage.

OFCOM Broadband

STANDARD - Highest available download speed - 4 Mbps. Highest available upload speed - 0.6 Mbps - Availability Good
SUPERFAST Highest available download speed - -- Mbps - Highest available upload speed - -- Mbps - No Availability
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

OFCOM Mobile

OFcom Mobile Coverage
Results for 3 WATLAND GREEN

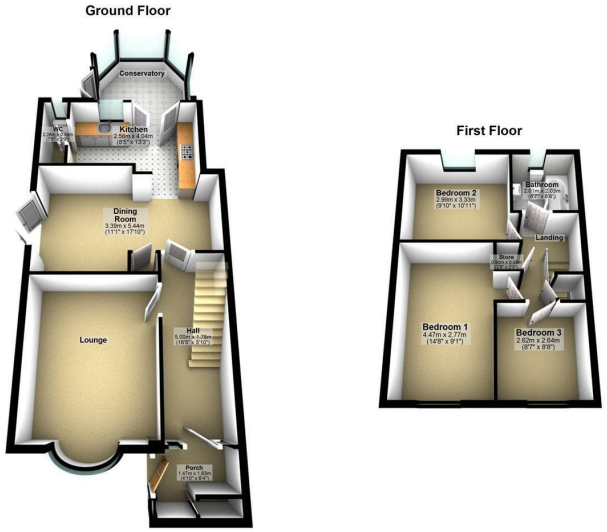
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

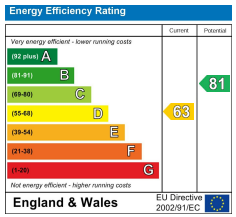
EE- Good outdoor and variable in-home
O2 Good outdoor
3 Good outdoor
Vodafone Good outdoor and in-home

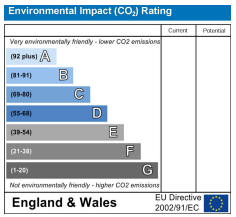
Performance across your postal district

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.

O2- 74%
Vodafone 78%
Three 76%
EE 82%
Performance scores should be considered as a guide since there can be local variations.







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