



**Asking Price £215,000**

**Turnhouse Road, Castle Vale, Birmingham, B35 6LT**

**\*\* NO UPWARD CHAIN \*\* EXTENDED TO SIDE \*\* DRIVEWAY \*\* THREE/FOUR BEDROOMS \*\***

This end-terrace property has the benefit of a private driveway for one vehicle, front garden area, entrance hallway, lounge which is open plan to the dining room, and open to the kitchen area. There is a further L-shaped room giving access to the downstairs room/bedroom four, and a downstairs shower room. To the first floor there are three bedrooms and a further bathroom. The property requires some TLC but offers a great size family home. Energy Efficiency Rating:- C

### **Front Garden/Driveway**

Garden laid mainly to lawn with a shared paved pathway allowing access to the front entrance door, driveway to the other side of the lawn area providing off road parking for once vehicle. Front door allowing access to:-

### **Entrance Hallway**

**15'3" x 5'10" (4.65m x 1.78m )**

Stairs rising to the first floor landing area with storage cupboards below. Further storage cupboard housing the meters, wood effect flooring, radiator, and a double glazed window to the side. Doors to:-

### **Lounge**

**12'6" x 10'6" (3.81m x 3.20m)**

Double glazed bow window to the front, radiator, wood effect flooring, modern style fire surround with an electric fire inset, and an open archway to the rear allowing access to:-

### **Dining Room**

**13'3" x 9'11" (4.04m x 3.02m)**

Double glazed French doors to the rear allowing access to the rear garden area, radiator, wood effect flooring, peninsula units creating a divide to the kitchen area and a door to the side into the L-shape room/utility

### **Kitchen**

**12'8" x 6'9" (3.86m x 2.06m)**

Range of wall mounted and floor standing base units with peninsula display units creating a divide to/from the dining room area over a work surface creating space below for white goods. Partly tiled walls, wood effect flooring, storage cupboard and a double glazed window to the rear. Appliances built in consist of an eye level double oven, gas hob and an extractor over.

### **L-Shape Room**

**10'7" x 5'5" 6'8" x 5' (3.23m x 1.65m 2.03m x 1.52m)**

Double glazed window to the rear, radiator, wood effect flooring. Door to the downstairs room/bedroom four and further door to:-

### **Downstairs Shower Room**

**6'3" x 5'1" (1.91m x 1.55m)**

Suite comprised of a corner shower cubicle with a boiler fed rainfall shower inset, low flush WC and a pedestal wash hand basin. Ladder style radiator, tiling to the walls, extractor to the outer wall, and a double glazed window to the side.

### **Downstairs Room/Bedroom Four**

**11'4" x 7'4" (3.45m x 2.24m)**

Double glazed window to the side, radiator, wood effect flooring, and spotlights inset to the ceiling.

## **FIRST FLOOR**

### **Landing**

Loft access via the hatch area, and a storage cupboard. Doors to:-

### **Bedroom One**

**13'7" x 9'8" (4.14m x 2.95m)**

Double glazed window to the front, radiator, decorative coving finish, and wood effect flooring.

### **Bedroom Two**

**11'11" x 9'5" (3.63m x 2.87m)**

Double glazed window to the rear, radiator, wood effect flooring, and decorative coving finish to the ceiling area.

### **Bedroom Three**

**10'7" x 6'11" (3.23m x 2.11m)**

Double glazed window to the front, over stairs storage cupboard, radiator, and wood effect flooring.

### **Bathroom**

**7'2" x 6'6" (2.18m x 1.98m)**

Suite comprised of a jacuzzi panelled bath with a boiler fed rainfall shower over and shower screen to the side. Low flush WC, and a glass bowl design wash hand basin set on a glass topped base with a mixer tap over. Tiling to the



walls with a dado tile inset, tiling to the floor area, ladder style radiator, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Fence borders with an access gate to the rear cul-de-sac parking area. Paved patio leading to a garden laid mainly to lawn with a bark area to one side and a paved pathway to the other side giving access to the rear gate and to the brick built storage area.

DISCLAIMER SERVICES

We understand that the following mains services are available - gas, electricity, water and drainage.  
Appliances - We have not been able to verify the item working due to utilities being switched off.

DISCLAIMER

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

OfCom Mobile

Ofcom Mobile Coverage  
Results for 171 Turnhouse Road

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, 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.

O2- 82%  
Vodafone 91%  
Three 59%  
EE 89%  
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 3 Mbps. Highest available upload speed - 0.5 Mbps - Availability Good  
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good  
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

