

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Waveney Croft, Smiths Wood, Birmingham, B36 0TD

Offers In The Region Of £190,000



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### Waveney Croft, Smiths Wood, Birmingham, B36 0TD

\*\* NO UPWARD CHAIN \*\* GARAGE \*\* DRIVEWAY \*\* THREE BEDROOMS \*\* MODERN KITCHEN \*\*

Great size FAMILY HOME situated on a CORNER PLOT within the SMITHS WOOD area. The property is being offered with no upward chain and offers an adaptable family home. The property currently has a DRIVEWAY to the front for two vehicles minimum, ENCLOSED ENTRANCE PORCH, entrance hallway, DOWNSTAIRS WC, a modern fitted kitchen/dining room. The integral garage area is easily adapted into a reception room or further bedroom area, and this is all to the ground floor. To the first floor there is a landing area, great for an office space, the lounge area, and a bedroom. To the second floor there are two further bedrooms and a shower room. The property has a private low maintenance rear garden area. Energy Efficiency Rating:- Awaiting.

#### Front Garden/Driveway

Fence borders to the block paved driveway providing off road parking for multiple vehicles. Sliding double glazed patio doors allowing access to:-

#### Entrance Porch

**5'10" x 1'11" (1.52m'3.05m" x 0.30m'3.35m")**

Enclosed entrance porch with a wall mounted light and a double glazed door leading to:-

#### Entrance Hallway

**13'11" x 5'10" (3.96m'3.35m" x 1.52m'3.05m")**

Stairs rising to the first floor landing area, storage cupboard housing the utility meters, wood effect flooring and doors to:-

#### Downstairs WC

**5' x 2'10" (1.52m' x 0.61m'3.05m")**

Low flush WC, and wood effect flooring.

#### Kitchen/Dining Room

**13'9" x 11'3" (3.96m'2.74m" x 3.35m'0.91m")**

Range of sage green shaker style wall mounted and floor standing base units with a wine rack incorporated. Butchers block work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap

over. Appliances built in consist of a Beko oven with a Beko microwave over, Beko gas hob with a stainless steel effect extractor over. Plumbing for a washing machine, partly tiled walls, spotlights inset to the ceiling. Double glazed window to the side, further double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area.

#### FIRST FLOOR

##### Landing

Double glazed window to the front, stairs rising to the second floor landing area, the warm air heating systems main control point. Doors to:-

##### Lounge

**15'1" x 13'9" (4.57m'0.30m" x 3.96m'2.74m")**

Double glazed window to the rear.

##### Bedroom Three

**12'3" x 7'8" (3.66m'0.91m" x 2.13m'2.44m")**

Double glazed window to the front, decorative beams to the ceiling, and various fitted/built in storage cupboards to one wall.

#### SECOND FLOOR

#### Landing

Enlarged loft access hatch area, storage cupboard over the staircase area with double access doors. Doors to:-

#### Bedroom One

**13'9" max 19'8" min x 13'5" (3.96m'2.74m" max 5.79m'2.44m" min x 3.96m'1.52m")**

Double glazed window to the front, mirror to one wall, an alcove housing two doubles and over head storage units with triple three drawer chests below.

#### Bedroom Two

**14'9" x 8'2" (4.27m'2.74m" x 2.44m'0.61m")**

Double glazed window to the rear.

#### Shower Room

**10'11" x 5'4" (3.05m'3.35m" x 1.52m'1.22m")**

Suite comprised of an open fronted walk in shower cubicle with an electric shower inset, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Partly tiled and partly panelled walls, coving finish to the ceiling, spotlights inset to the ceiling and a double glazed window to the rear.

#### OUTSIDE



