

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Corinne Croft, Kingshurst, Birmingham, B37 6NS

Offers Over £230,000



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** NO UPWARD CHAIN ** TWO RECEPTIONS ** IN-LINE REAR GARAGE ** DRIVEWAY **

This SEMI-DETACHED property is being offered with NO UPWARD CHAIN, and has the benefit of a PRIVATE DRIVEWAY, shared driveway and a DETACHED GARAGE set to the rear of the driveway area. The property is in need of MODERNISATION throughout but is set in a quieter cul-de-sac location. The property consists of an ENTRANCE PORCH, entrance hallway, TWO RECEPTIONS, a kitchen area, and a sun room/lean to at the rear of the property. To the first floor there are THREE BEDROOMS (two doubles and a single) a MODERN SHOWER ROOM and a MODERN separate WC. The property also benefits from a private rear garden which is mature and well established. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Block paved driveway providing off road parking and access between the neighbouring home to the detached in-line rear garage area. Kerbstone edging to the garden laid mainly to lawn with mature shrubbery and flower bed borders. Access gate in the shared driveway area allowing direct access to the rear garden.

Entrance Porch

5'6" x 2'5" (1.68m x 0.74m)

Decorative archway opening with windows to either side and above the double doors allowing access from the front garden area. Storage cupboard either side of the porch area housing the utility meters. Windows either side of the door allowing access to:-

Entrance Hallway

13'8" x 5'5" (4.17m x 1.65m)

Stairs rising to the first floor landing area with two storage cupboards below one housing a double glazed window to the side. Radiator, and doors to:-

Reception Room One

14' into bay 12' to wall x 10'4" (4.27m into bay 3.66m to wall x 3.15m)

Double glazed angled bay window to the front, decorative coving finish to the ceiling and a radiator. Wooden style fire surround with a stone effect back over hearth and electric fire inset.

Reception Room Two

12'11" x 9'6" (3.94m x 2.90m)

Windows to either side of the door to the rear allowing

access to the sun room/lean to situated to the rear of the property. Wooden style fire surround with an electric fire inset, radiator, and a decorative coving finish to the ceiling.

Kitchen

9' x 6'3" (2.74m x 1.91m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tile effect flooring, plumbing for a washing machine. Appliances built in consist of an under unit oven, with a gas hob and an extractor over. Decorative coving finish to the ceiling, double glazed window to the side, and a further window to the side of the door allowing access to the rear into the sun room/lean to

Sun Room / Lean To

14'10" x 8'2" (4.52m x 2.49m)

Timber construction in need of some TLC with windows to the side and to the rear, door also to the rear allowing access to the rear garden area. Storage cupboard to one side, and a light.

FIRST FLOOR

Landing

Loft access access via the hatch area and a pull down ladder, double glazed window to the side, and doors to:-

Bedroom One

14'8" into bay 12'1" to wall x 9'4" (4.47m into bay 3.68m to wall x 2.84m)

Double glazed angled bay window to the front and a radiator.

Bedroom Two

13' x 9'5" (3.96m x 2.87m)

Double glazed window to the rear, radiator, and a fitted wardrobe with two sliding access doors.

Bedroom Three

7'11" x 6'4" (2.41m x 1.93m)

Double glazed window to the front, and a radiator.

Shower Room

6'5" x 5'6" (1.96m x 1.68m)

Suite comprised of a shower cubicle with a pivot access door and an electric shower unit inset, and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Spotlights inset to the ceiling, tiling to the floor area, partly tiled walls, and an extractor to the outer wall. Radiator, and a double glazed window to the rear.

WC

3'6" x 2'9" (1.07m x 0.84m)

Low flush WC, partly tiled walls, wood effect tiling to the floor area, and a double glazed window to the side.

OUTSIDE



Garage

16'7" x 9'11" (5.05m x 3.02m)

Detached in-line rear garage situated partially in the rear garden and partially in the shared access driveway area. Double bi-fold doors to the front, door to the side into/from the rear garden area, and two windows also to the side into the garden area.

Rear Garden

Paved patio area leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders. Paved pathway to one side giving access to the side garage door and to the further garden area to the rear. Further garden laid mainly to lawn with mature shrubbery flower bed borders and a greenhouse.

OfCom Broadband

STANDARD - Highest available download speed - 5 Mbps. Highest available upload speed - 0.7 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

OfCom Mobile

Results for 8 Corinne Croft

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 Variable in-home

3 Good outdoor, and in-home
 Vodafone Good outdoor and Variable in-home

Performance across your postal district

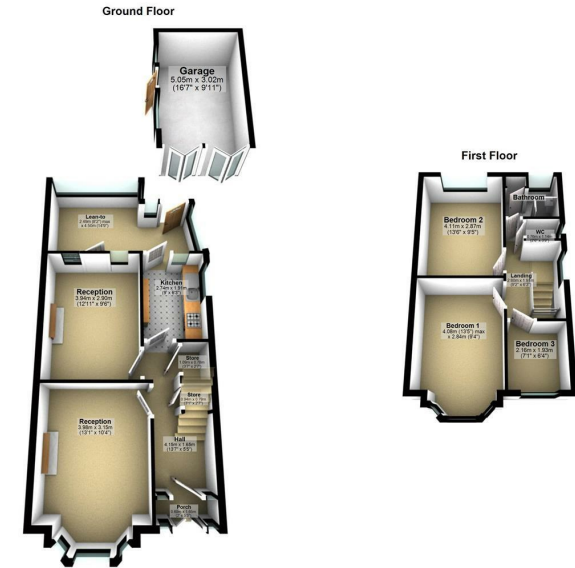
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 87%
 O2 82%
 Three 79%
 Voda 87%
 Performance scores should be considered as a guide since there can be local variations.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(20-39) D		
(1-19) E		
(1-19) F		
(1-19) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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