



Fixed Asking Price £100,000

Buckland End, Shard End, Birmingham, B34 6NE

***** SHARED OWNERSHIP ***** 45% SHARE IS BEING OFFERED *****

**** MODERN BUILD ** CONSERVATORY ** DRIVEWAY ** DOWNSTAIRS WC ** TWO BEDROOMS ****

This MODERN semi-detached property consists of a DRIVEWAY to the front alongside a front garden, entrance hallway, DOWNSTAIRS GUEST WC, lounge, breakfast kitchen, and a CONSERVATORY to the rear of the property. To the first floor there are TWO DOUBLE BEDROOMS and a family bathroom. The property also benefits from a private rear garden, central heating, and double glazing (where specified) Energy Efficiency Rating:- C

SHARED OWNERSHIP INFORMATION

With you offer we will require FULL proof of funding - Mortgage - and proof of deposit, we will forward those documents to Platform Housing. If you are the successful client you will be referred via Platform Housing to Metro Finance. The vendor and Platform Housing will then look for the strongest candidate to go forward to purchase

FURTHER INFORMATION

Property is being offered as a 45% shared ownership

Service Charge £33.87 pcm

Rent on remaining 55% Share - £306.65 per month

82 years remaining on the lease - approximately Council Tax Band - B

Front Garden

Decorative railings to either side of the Tarmac driveway for one vehicle and garden laid mainly to lawn. Decorative gravel covered flower bed areas and an access gate allowing direct access to the rear garden area. Canopy over the door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing area, radiator, wood effect flooring and doors to:-

Guest WC

6'5" x 3'4" (1.96m x 1.02m)

Suite comprised of a low flush WC and a wall mounted wash hand basin. Tiling to splash prone areas, tiling to the floor area, a radiator, and a double glazed window to the front

Lounge

15'7" x 13'5" (4.75m x 4.09m)

Double glazed window to the rear, and a set of sliding patio doors also to the rear allowing access to the rear conservatory area. Wood effect flooring, under stairs storage cupboard and a vertical design radiator.

Kitchen

11'2" x 8'5" (3.40m x 2.57m)

Range of wall mounted and floor standing base units 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 gas hob over and a stainless steel effect extractor above. Plumbing for a washing machine, partly tiled walls, tiling to the floor area and spotlights inset to the ceiling. Breakfast bar to one corner of the room with a radiator below, and a double glazed window to the front.

Conservatory

16'3" x 9'11" (4.95m x 3.02m)

Partly brick built with double glazed windows to either side and to the rear, radiator, wood effect flooring, opening Velux to the ceiling and a set of double glazed French doors to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area with a pull down ladder for access, and two storage cupboards. Door to:-

Bedroom One

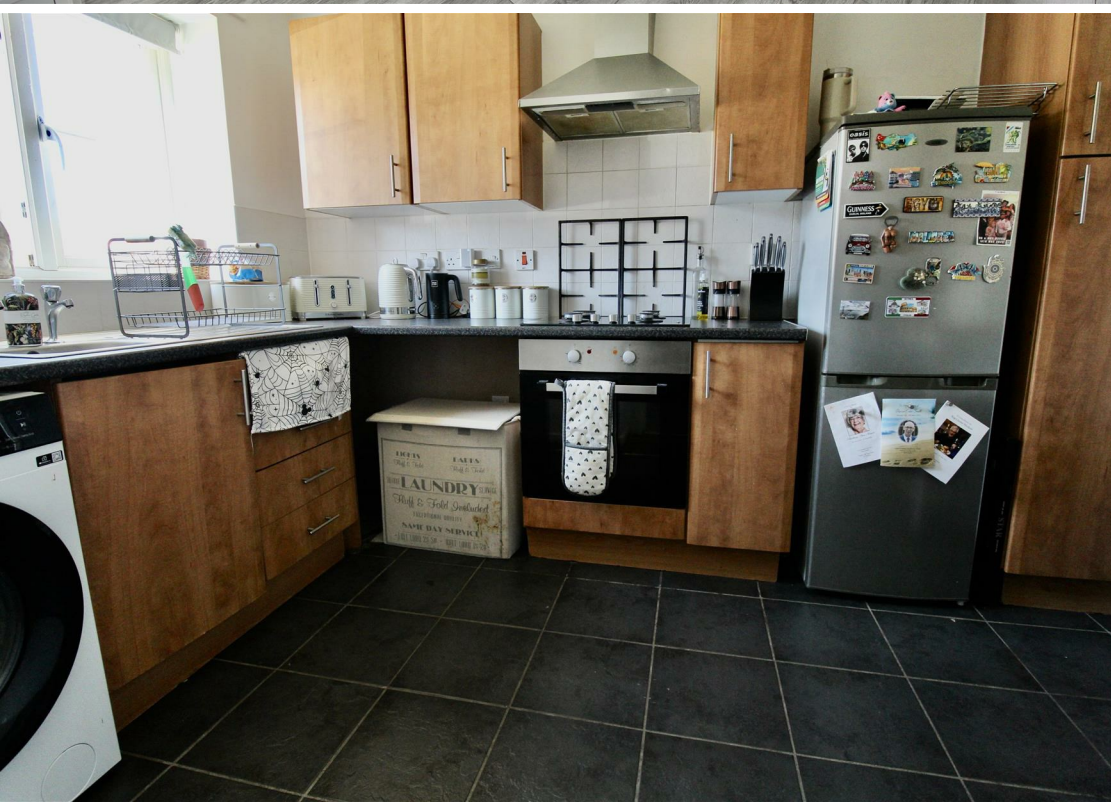
15'7" max 9' min x 10'9" max 5'4" min (4.75m max 2.74m min x 3.28m max 1.63m min)

Two double glazed windows to the rear, radiator, wood effect flooring and a built in wardrobe with sliding access doors.

Bedroom Two

13'11" max 10'9" min x 8'8" (4.24m max 3.28m min x 2.64m)

Double glazed window to the front, radiator, wood effect flooring and built in wardrobes to one wall with sliding access doors.



Bathroom

6'6" x 6'5" (1.98m x 1.96m)

Suite comprised of a panelled bath with an electric shower unit over, low flush WC, and a vanity unit providing storage with a wash hand basin inset. Spotlights inset to the ceiling, wood effect flooring, partly tiled walls, radiator and a double glazed window to the front.

OUTSIDE

Rear Garden

Fence perimeters surrounding a rear garden consisting of a paved patio area leading to a garden laid mainly to lawn with a further paved patio area to the rear currently housing a shed.

OfCom Broadband

STANDARD - Highest available download speed - 15 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

OfCom Mobile

Results for Buckland End

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

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- 83%
O2 76%
Three 78%
Voda 79%
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

