



Offers Over £220,000

Whitebeam Road, Chelmsley Wood, Birmingham, B37 7PA

**** NO UPWARD CHAIN ** FOUR BEDROOMS ** DOUBLE FRONTED PROPERTY ****

This Semi-detached property is situated within a cul-de-sac location offering on street parking on a first come first served basis. The property is a non-standard build Mowlem Fly Ash but is favourable to most mortgage lenders so open to most buyers. The property is set to the left of the cul-de sac and consists of a private gated front garden area, entrance porch which is open plan to the entrance hallway also providing access to the downstairs guest WC. The property has a dual aspect lounge and further dual aspect kitchen/diner due to being a double fronted build. Great size storage area between the lounge and kitchen which some have converted to an office, or a downstairs shower room. To the first floor there are FOUR BEDROOMS (three doubles and a generous single) and a family Shower Room. The property also benefits from a private rear garden with rear access and a brick built storage shed to the rear garden. Energy Efficiency Rating:- C

Approach

The property is approached via the cul-de-sac location where parking is on a first come first served basis. Public footpath allowing access to:-

Front Garden

Access gate from the public footpath inset to the low wall borders surrounding the front garden area with a paved pathway leading to the double glazed front door into the porch area with a wall mounted sensor light to one side.

Entrance Porch

Storage cupboard housing the utility meters with double doors, window to the side, radiator, and wood effect flooring. Open plan to:-

Entrance Hallway

Stairs rising to the first floor landing with space to one side, wood effect flooring and doors to:-

WC

Suite comprised of a low flush WC, radiator, wood effect flooring, window to the side and a window also to the side

Dual Aspect Lounge/Dining Room

18'8" x 11'4" (5.69m x 3.45m)

Double glazed bow window to the front, with a further double glazed window to the rear providing the dual aspect to the room.

Decorative coving finish to the ceiling and dado rail to the walls. Radiator, wood effect flooring and a cast design fireplace with an electric fire inset.

Dual Aspect Kitchen/Dining Room

18'7" x 11'3" (5.66m x 3.43m)

Range of wall mounted and floor standing base units with a glass fronted display wall unit incorporated, 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 four burner gas hob over and a concealed extractor above. Wall mounted boiler, plumbing for a washing machine, further plumbing for a dishwasher. Partly tiled walls, wood effect flooring, fan light to the ceiling. Decorative coving finish to the ceiling and dado rail to the walls. Radiator, window to the front, and double glazed sliding patio doors to the rear allowing access to the rear garden area. Internal door to the side into:-

Storage Room

7'4" x 5'10" (2.24m x 1.78m)

This area could be converted to a utility, shower room, or study/office as its a generous size. Window to the rear, electric supply, lighting, wood effect flooring and shelving providing storage.

FIRST FLOOR

Landing

Double glazed window to the rear, loft access via the hatch area and doors to:-

Bedroom One

12'5" x 11'5" max 8'9" min (3.78m x 3.48m max 2.67m min)

Double glazed window to the front, and a radiator.

Bedroom Two

11'5" x 9'6" (3.48m x 2.90m)

Double glazed window to the rear, and a radiator.

Bedroom Three

11'5" max 10'4" min x 8'11" (3.48m max 3.15m min x 2.72m)

Double glazed window to the front, and a radiator.

Bedroom Four

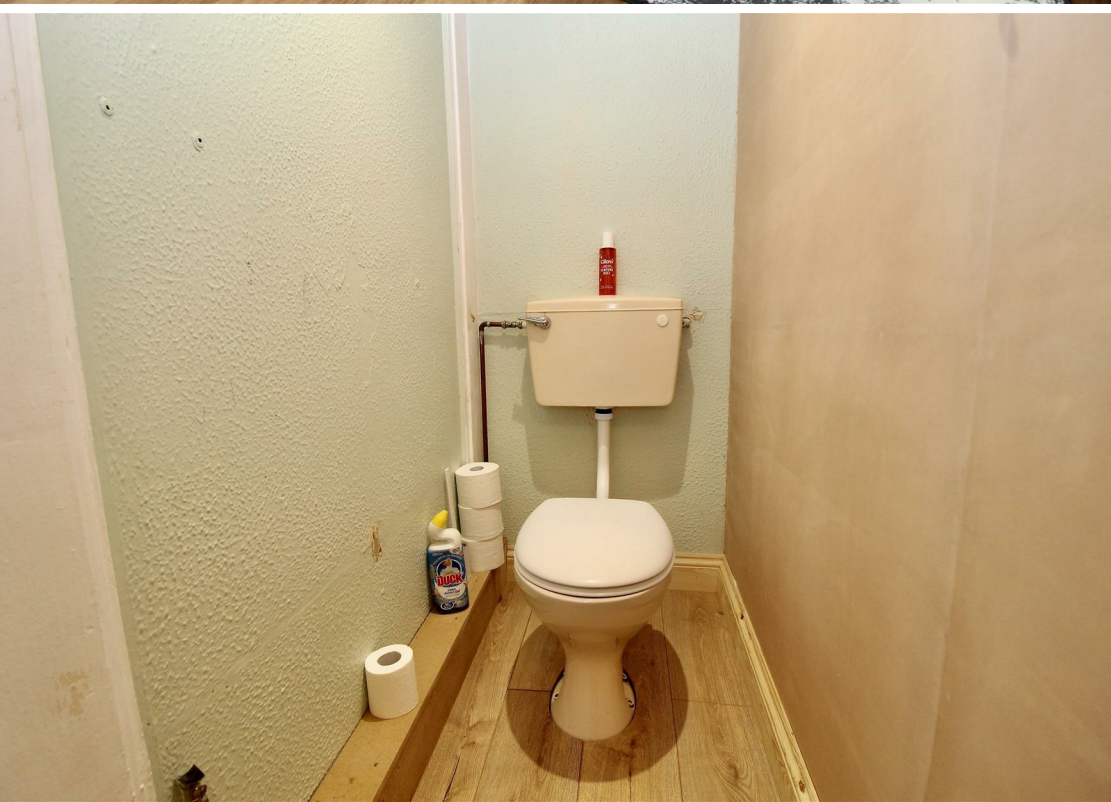
11'4" x 5'11" (3.45m x 1.80m)

Double glazed window to the rear, and a radiator

Family Shower Room

9'7" x 7'3" max 4'6" min (2.92m x 2.21m max 1.37m min)

Suite comprised of a corner shower cubicle with an electric shower inset, low flush WC and a



wash hand basin inset to a vanity unit providing storage below, a mirror over and pull cord light. Tiling to the floor area, tiled walls, and a window to the front.

OUTSIDE

Rear Garden

Private rear garden with fence borders surrounding and an access gate to the shared walkway situated to the rear of the garden area. Cotswold style paved patio area with a low wall retaining raised garden Paved pathway allowing access to the brick built storage shed, and a further paved pathway to the rear access gate area. Brick built barbecue area, and an outside tap.

OfCom Broadband

Ofcom Broadband Coverage
STANDARD - Highest available download speed - 15 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 75 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

OfCom Mobile

Ofcom Mobile Coverage
Results for 209 Whitebeam 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, 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.

O2- 80%
Vodafone 85%
Three 79%
EE 86%
Performance scores should be considered as a guide since there can be local variations.

FURTHER INFORMATION

Mowlem Fly Ash Build
New Electrics, lights, sockets, fuse box in the Last 12 Months
New Upstairs WC, electric shower and Vanity Unit Basin in last 12 months
New Boiler in last 12 months

