PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Bradley Road, Shard End, Birmingham, B34 7RJ

Offers Over £240,000

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** NO WORK REQUIRED ** DRIVEWAY ** PRIVATE REAR GARDEN ** THREE BEDROOMS **

If you are looking for a great size family home in SHARD END then this could be the perfect house for you. The property has been modernised through and consists of a DRIVEWAY for two vehicles, entrance hallway with SENSOR LIGHTING, private bay fronted lounge, and an open plan kitchen/dining room, To the first floor there are THREE BEDROOMS, all good sizes, one with the benefit of fitted wardrobes/shelving/drawers. The MODERN family bathroom is also to a great standard requiring no work, there is a convenient laundry/storage area to the top of the stairs currently housing the washing machine. The rear garden is a great size family garden with various designated areas including storage, hot tub area (hot tub not included) covered decked patio area, covered seating area by the Man Cave and BBQ area inset to the ground creating an entertaining area to the rear of the garden. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

The front driveway is a mixture of stone and paved areas providing off road parking for two vehicles. Shared access gate with the neighbouring property allowing direct access to your private rear garden gate. Double glazed door leading to:-

Entrance Hallway

11'8" x 5'10" (3.56m x 1.78m)

Stairs rising to the first floor landing area with sensor operated under tread lights, under stairs storage cupboards, decorative panelling to the walls up to approximately half height. Wood effect flooring, doors to:-

Lounge

13'4" into bay 11'8" to wall x 12'5" (4.06m into bay 3.56m to wall x 3.78m)

Double glazed bay window to the front, horizontal column style radiator, wood effect flooring and a decorative coving finish to the ceiling area.

Kitchen/Dining Room

18'9" x 10'8" (5.72m x 3.25m)

Range of wall mounted and floor standing base units with a butchers block work surface over extending to create a breakfast bar seating area. Stainless steel effect sink and drainer unit with an extendable mixer tap over. Appliances built in consist of a Bosch under unit oven with a Haier gas hob over and a stainless steel/glass effect extractor above. Ornate design partly tiled walls, spotlights inset to the kitchen area only. Tiling to the floor in the kitchen area, wood effect flooring in the dining room area, radiator, double glazed window in the kitchen area, double glazed sliding patio doors in the dining room area allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area, storage cupboard, and partly decorative panelling to the walls continuing up from the entrance hallway. Doors to:-

Bedroom One

12'6" max 9'10" min x 11'1" (3.81m max 3.00m min x 3.38m)

Double glazed window to the rear, radiator, wood effect flooring and fitted bedroom units with hanging rails, drawers, shelves and interior lighting with four sliding access doors.

Bedroom Two

12'6" max 9'10"min x 11'6" (3.81m max 3.00mmin x 3.51m)

Double glazed window to the front, and a radiator.

Bedroom Three

8'8" x 8'6" (2.64m x 2.59m)

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

Bathroom

7'9" x 5'6" max 4'5" min (2.36m x 1.68m max 1.35m min)

Suite comprised of a panelled bath with a mixer tap shower attachment, additional electric shower unit over and concertina shower screen to the side. Concealed flush WC and a wash hand basin inset to matching units providing vanity storage. Ladder style radiator, wood effect flooring, tiling to the walls with a decorative mosaic tile inset acting as a dado tile and a double glazed window to the rear.

Laundry/Storage

7'6" x 4'3" (2.29m x 1.30m)

Roll edge work surface with space below and plumbing for a washing machine. Shelving creating storage to the walls, wood effect flooring and a window to the rear.

OUTSIDE

Rear Garden

The rear garden is a well established laid out garden area creating various seating or entertaining areas. Closest to the house is a decked patio area which is covered creating an all weather seating area, lantern style wall lights either side of the dining room entrance/exit doors, and a double electrical outdoor socket. Access gate to the side leading to the shared side entrance through to the front garden area. L-shaped storage area, and an outside WC. Garden laid mainly to lawn with mature shrubbery/flower bed borders to the sides with a further hard standing area currently housing a hot tub (not included) with a gazebo over (not included) Decorative water feature hidden within the flower beds, stepping stones inset to the lawn area leading to the rear entertaining area consisting of:- U-shaped seating area with covering

Laugh
Love

THIS IS OUR HAPPY PLACE
Mojito

GAME ZONE
WARNING
GENIUS AT WORK

over creating an all weather dining/seating area, cooking pit to the floor area, and a man cave/entertaining shed with bark covered flooring to the entrance. Mixture of brick and fence borders to the garden area.

WC

5'4" x 2'6" (1.63m x 0.76m)

Low flush WC, wall mounted wash hand basin, tiling to the floor and walls areas with a decorative picture rail height mosaic effect tile inset. Light, and window to the side.

L-Shaped Store

unmeasured (unmeasured)

The store is attached to the side of the WC area and extends to the rear of the WC area creating the L-shape

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

OfCom Broadband

STANDARD - Highest available download speed - 11 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 45 Mbps - Highest available upload speed - 10 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

OfCom Mobile

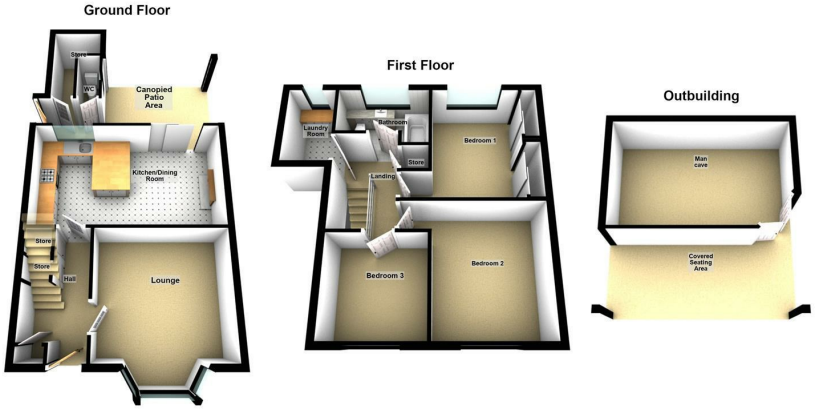
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

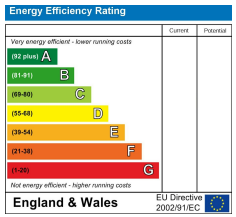
EE- Good outdoor and in-home
O2 Good outdoor and in-home
3 Good outdoor, in-home
Vodafone Good outdoor and in-home

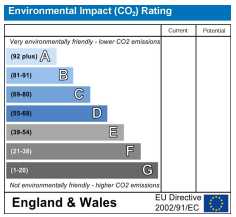
Performance across your postal district

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.

EE- 84%
O2 78%
Three 82%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.







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