

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

School Lane, Buckland End, Birmingham, B34 6SJ

Offers Over £275,000



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**\*\* END TERRACE \*\* FOUR BEDROOMS \*\* DOWNSTAIRS WC \*\* DRIVEWAY \*\* LOFT BEDROOM \*\***

If you are looking for a property which you can move straight into then this could be the one for you. This FOUR BEDROOM end terrace property consists of a DRIVEWAY to the front providing off road parking for multiple vehicles, and a canopied entrance area providing shelter from the elements. Once inside the property there is an entrance hallway, bay fronted lounge, great size kitchen to the rear and a DOWNSTAIRS WC. To the first floor there are three bedrooms (two doubles and a single) and a family bathroom. The FOURTH BEDROOM is situated in the loft area via a fixed staircase. The property also benefits from a side entrance area, and a private rear garden. Energy Efficiency Rating:- B

#### Front Garden

Mixture of paved, block paved and lawn areas creating a driveway providing off road parking. Steps with balustrade/hand rails either side leading to:-

#### Entrance Porch

Steps rising from the lower tier garden and driveway to the covered tiled roof area which is open to the front and to one side creating a canopy area over the double glazed door allowing access to:-

#### Entrance Hallway

Stairs rising to the first floor landing area, radiator, and a door to the side allowing access to:-

#### Lounge

**18'5" into bay 15'8" to wall x 9'10" max 7'4" min (5.61m into bay 4.78m to wall x 3.00m max 2.24m min)**

Double glazed window to the front, radiator, and an internal door to the rear leading through to:-

#### Kitchen

**12'10" x 11'4" (3.91m x 3.45m)**

Range of white high gloss effect wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Applianced built in consist of an under unit Lamona oven with a Lamona four burner gas hob over and a stainless steel effect extractor above. Wall mounted boiler, extractor to the other wall, partly tiled walls and tiling to the floor area. Double glazed window to the rear to the side of a set of double glazed French doors also to the rear allowing access to the rear garden area and an additional double glazed door to the side into the shared side entrance area.

#### FIRST FLOOR

#### Landing

Stairs rising to the loft area with open space below, radiator, and doors to:-

#### Bedroom One

**16'3" x 9'10" max 7'4" min (4.95m x 3.00m max 2.24m min)**

Double glazed window to the front, and two radiators.

#### Bedroom Two

**10'8" x 7'7" max 6'1" min (3.25m x 2.31m max 1.85m min)**

Double glazed window to the rear, and a radiator.

#### Bedroom Three

**9'7" x 6'7" (2.92m x 2.01m)**

Double glazed window to the rear, and a radiator.

#### Bathroom

**7'11" x 6'11" max 5'8" min (2.41m x 2.11m max 1.73m min)**

Suite comprised of a panelled bath with an electric shower over and shower screen to the side. Low flush WX and a pedestal wash hand basin. Partly tiled walls, extractor to the outer wall, radiator, and tiling to the floor area. Double glazed



window to the front and a further double glazed circular design stained glass effect window also to the front above the bath area.

SECOND FLOOR

Landing

Stairs rising from the first floor landing area and a door leading through to:-

Loft Bedroom Four

14'9" x 14' max 8'11" min (4.50m x 4.27m max 2.72m min)

Limited head room in parts due to the eaves, and support pillars reducing the useable space. Radiator, and a double glazed Velux style window to the rear.

OUTSIDE

Rear Garden

Fence perimeters surrounding the rear garden area with an access gate to the side leading to the shared side entrance area. The garden consists of a paved patio area leading to a low wall raised garden laid mainly to lawn. Security light

