PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Mulwych Road, Tile Cross, Birmingham, B33 0BL

Offers In The Region Of £240,000



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** THREE/FOUR BEDROOMS ** DRIVEWAY ** LOUNGE/DINING ROOM **

If you are looking for a property able to accommodate a growing family then this could be the one for you. The property is a MID-TERRACE and offers a DRIVEWAY currently for one vehicle with a front garden to one side (so could be extended) an entrance hallway, lounge which is open to the rear dining room, and a kitchen off the dining room. The property also benefits from a covered shared entrance area with the neighbouring property leading to a private side entrance through to the rear garden area. To the first floor there was originally three bedrooms but one has been divided so currently there are FOUR BEDROOMS (two doubles and two singles), a family bathroom and a separate WC for convenience. The property is of a non-standard build - Wimpey No Fines which is one of the favourable builds for lenders to lend on. Energy Efficiency Rating:- D

Front Garden

Fence borders to the side and to the front surrounding the garden laid mainly to lawn with stone covered flower bed. Stone covered driveway providing off road parking for a single vehicle. Paved pathway leading to the shared side covered entrance area which gives access to the private side entrance area. Canopy over the door allowing access to:-

Entrance Hallway

11'6" x 6'3" (3.51m x 1.91m)

Stairs rising to the first floor landing area with a storage cupboard below, further storage cupboard housing the utility meters. Radiator, decorative dado rail to the walls, and distressed wood effect flooring. Partly glazed door to the side into:-

Lounge

14'8" x 10'11" max 9'4" min (4.47m x 3.33m max 2.84m min)

Double glazed box bow window to the front, radiator, and an open arch area leading through to:-

Dining Room

9'5" x 6'11" (2.87m x 2.11m)

Triple double glazed bi-fold doors to the rear allowing the outside in (weather permitting), radiator, wood effect flooring and a stable door to the side into:-

Kitchen

10'6" x 7'9" (3.20m x 2.36m)

Range of wall mounted and floor standing base units with a distressed wood effect work surface over incorporating a stainless steel effect sink and drainer unit with an extendable mixer tap over. Tile effect flooring, plumbing for a washing machine, partly tiled walls with a decorative chrome effect trim. Stainless steel effect splash back to the cooker area with an extractor over, and a radiator. Double glazed window to the rear and a door to the side into:-

Side Entrance

9'9" x 2'11" (2.97m x 0.89m)

Built in side entry with panelling to one wall, door to the front into the shared covered entrance area, and a further door to the rear into the rear open canopied porch area

FIRST FLOOR

Landing

Storage cupboard with double doors and a concealed loft access hatch, further storage cupboard, and doors to:-

Bedroom One

12'1" x 11'5" max 9'11"min (3.68m x 3.48m max 3.02mmin)

Double glazed window to the rear, radiator, built n storage cupboard, and a decorative coving finish to the ceiling area.

Bedroom Two

12'8" x 7'4" max 6'11" min (3.86m x 2.24m max 2.11m min)

Double glazed window to the front, radiator, and a built in storage cupboard.









Bedroom Three (original bedroom split)

11'4" max 8'8" min x 10'4" (3.45m max 2.64m min x 3.15m)

Double glazed window to the front, radiator, and a decorative coving finish to part of the ceiling area.

Bedroom Four (original bedroom split)

7'4" x 5'5" (2.24m x 1.65m)

Double glazed window to the front, storage cupboard housing he boiler and a radator.

Family Bathroom

7' x 5'5" (2.13m x 1.65m)

Suit comprised of an L-Shaped panelled bath with a boiler fed shower over, and a modern design glass bowl wash hand basin set over a vanity unit below providing storage. Spotlights inset to the ceiling, flat column design radiator, extractor to the ceiling and a decorative hexagonal design partly tiled walls. Double glazed window to the rear

Separate WC

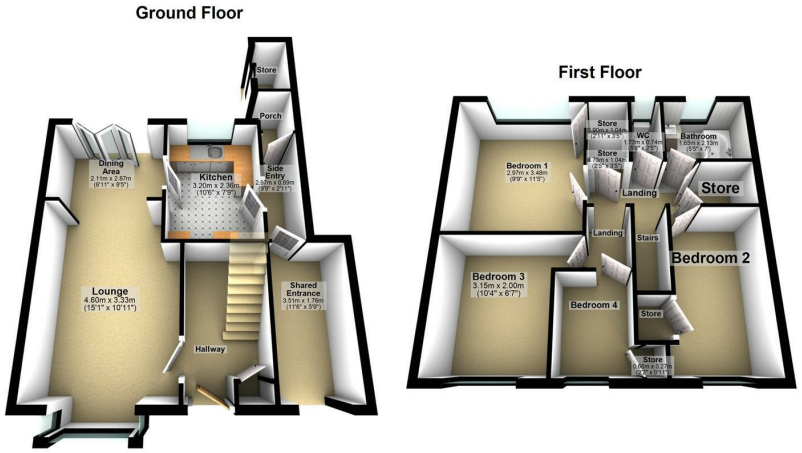
5'8" x 2'5" (1.73m x 0.74m)

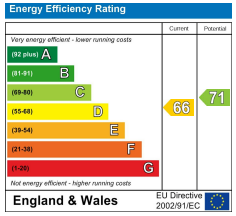
Low flush WC, double glazed window to the rear, sandstone effect tiling to the floor, marble/decorative block effect tiling to the walls with a chrome effect trim.

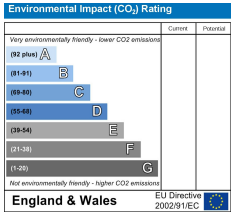
OUTSIDE

Rear Garden

Open Rear Porch area between the private side entrance area and the brick built storage shed providing shelter, and leading to a paved patio area which in turn leads to a garden laid mainly to lawn with a paved pathway divide. Flower beds either side of the lawn area, and fence borders surrounding.







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