PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Gressel Lane, Kitts Green, Birmingham, B33 9SS
Offers In The Region Of £170,000



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** TWO BEDROOMS ** CAN BE SOLD WITH OR WITHOUT TENANTS IN SITU ** END TERRACE **

This two bedroom end terrace property is being offered with NO CHAIN or if you are an INVESTOR with a TENANT IN SITU. The property itself consists of a front garden area (no drop kerb) entrance porch which is open to the entrance hallway, lounge, kitchen, and a downstairs WC. To the first floor there are TWO DOUBLE bedrooms and a family bathroom. The property has a decent size rear garden, and an Energy Efficiency Rating of AWAITING

Front Garden
Low wall and privet borders to either side of the tarmac front garden (not a driveway as no drop kerb access) Access gate to the side of the property leading through to the rear garden and a UPVC door allowing access to:-

Entrance Porch
4' x 3'7" (1.22m x 1.09m)
Enclosed entrance porch with a double glazed window to the side, opening to:-

Entrance Hallway
Stairs rising to the first floor landing area and a door to the side into:-

Lounge
13'5" x 12'9" max 11'11" min (4.09m x 3.89m max 3.63m min)
Two double glazed windows to the front, radiator, wood effect flooring, storage cupboard housing the utility meters and a brick design fireplace. Door to the rear into:-

Kitchen
12'11" x 6'6" (3.94m x 1.98m)
Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Plumbing for a dishwasher, partly tiled walls, tiling to the floor area, double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Door to the side:-

WC
Low flush WC and a corner pedestal wash hand basin, tiling to the floor area, radiator, and an extractor fan to the outer wall.

FIRST FLOOR

Landing
Loft access via the hatch area and a double glazed window to the side.

Bedroom One
16' x 9'1" (4.88m x 2.77m)
Two double glazed windows to the front, radiator, and a built in storage area over the staircase.

Bedroom Two
11' x 8'3" (3.35m x 2.51m)
Double glazed window to the rear and a radiator.

Bathroom
7'11" x 7'5" (2.41m x 2.26m)
Suite comprised of a panelled bath with a mixer tap shower attachment, separate shower cubicle with a shower inset, low flush WC and a pedestal wash hand basin. Storage cupboard, extractor fan to an outer wall, partly tiled walls, wood effect flooring, radiator, and a double glazed window to the rear.

OUTSIDE

Rear Garden
Paved patio area leading to a garden laid mainaly to lawn with a paved pathway inset. Access gate to the side of the property giving direct access to the front garden area.









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

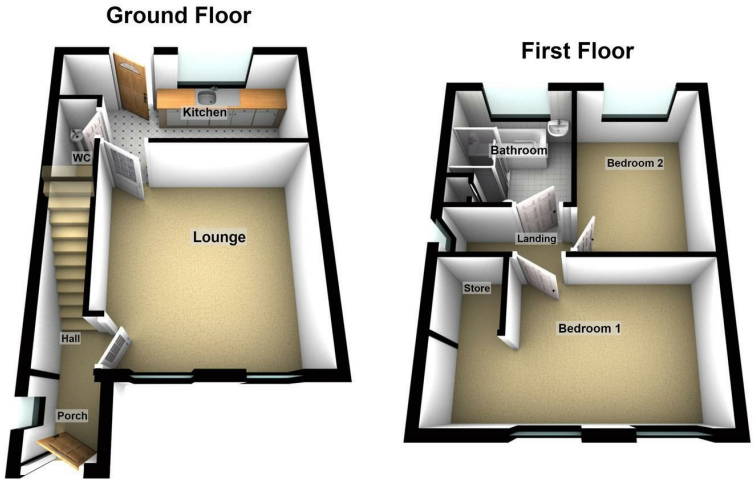
Performance across your postal district

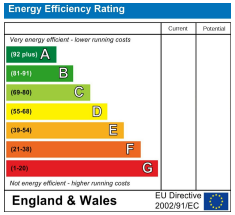
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

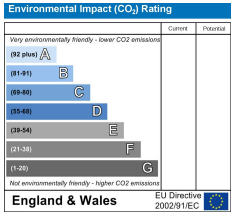
EE- 88%
O2 82%
Three 855%
Voda 81%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 6 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good







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254 Chester Road, Castle Bromwich, B36 0JE
0121 748 7272
castlebromwich@primeestatesuk.com
www.primeestatesuk.com