

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Palmers Grove, Bromford Bridge, Birmingham, B36 8PP

Offers Over £200,000



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**** NO UPWARD CHAIN ** THREE BEDROOMS ** OPEN PLAN LOUNGE/DINING/KITCHEN AREAS****

The property is located in a cul-de-sac location with parking on a non-allocated basis. The property is accessed via the public footpath leading to a private gated front garden area, canopied entrance porch, entrance hallway leading to the utility area, modern fitted kitchen which is open plan to the side into the dining room area, and to the front into the lounge area. To the first floor there are THREE BEDROOMS, and a family shower room. VIEWING IS HIGHLY RECOMMENDED - Call today to register your interest and book a viewing. Energy Efficiency Rating:- C

Approach

The property is approached via the public footpath which allows access to the gate leading into:-

Front Garden

Fence perimeters surrounding a garden consisting of paved areas with bark covered flower bed to one side and a mature shrubbery flower bed to the other side and in front of the property. Paved pathway leading to the canopy providing shelter over the double glazed door to:-

Entrance Hallway

Stairs rising to the first floor landing area with wooden treads (vendor advises the treads are solid Oak), ornate design tiling to the floor area, and doors or openings to:-

Utility Area

6'6" x 4'7" (1.98m x 1.40m)

Plumbing for a washing machine with wall mounted units above, tiling to the walls, and further tiling to the floor area.

Kitchen

13'0" x 10'8" max 9'4" min (3.96m x 3.25m max 2.84m min)

Range of wall mounted and floor standing base units with opaque display fronted cabinets and open display shelving incorporated. Work surfaces over incorporating a sink and drainer unit with a mixer tap over. Space within the work surfaces for a range cooker (not included) with a double extractor unit above. Plumbing for a dishwasher, vertical style radiator, partly tiled walls, wood effect flooring and a double glazed window to the rear. Further floor standing base units situated in the alcove under the stairs, and utility meters concealed within the units Opening to the side allowing access to:-

Through Lounge/Dining Room

21'1" x 11'5" max 9'8" min (6.43m x 3.48m max 2.95m min)

Double glazed window to the front, vertical design radiator, wood effect flooring, and a decorative coving finish to the ceiling. Double glazed sliding patio doors to the rear allowing access to the rear garden area. Modern style fire surround with a stone back over hearth and a pebble bed design electric fire inset

FIRST FLOOR

Landing

Loft access via the enlarged hatch area with a pull down ladder, wood effect flooring (the vendor advises this is engineered Oak flooring) , and a radiator.

Bedroom One

13'1" x 9'10" (3.99m x 3.00m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling, and a decorative exposed brick column to one corner. Exposed treated/stained floorboards, and a built in storage area with an industrial style sliding barn door for access.

Bedroom Two

12'5" x 7'10" (3.78m x 2.39m)

Double glazed window to the front, radiator, and exposed treated/varnished floor boards

Bedroom Three

9'8" x 6'10" (2.95m x 2.08m)

Double glazed window to the rear, radiator, and exposed treated/varnished floor boards



Shower Room

7'11" x 4'11" (2.41m x 1.50m)

Suite comprised of a shower cubicle with a decorative niche inset creating a shelving area, boiler fed shower inset with a rainfall shower over and detachable further shower attached, with ornate fittings. Low flush WC, and a decorative stone wash hand basin with an ornate tap over set onto a vintage style dresser/drawer unit. Partly tiled walls. spotlight with extractor over the shower area, ladder style radiator, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Fence perimeters surrounding a private garden area consisting of a decked area leading to a paed patio area and garden laid mainly to lawn. Timber design storage shed to the rear of the garden

Ofcom Mobile Coverage

Results for 12, PALMERS GROVE

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, variable 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.

- O2- 81%
 - Vodafone 81%
 - Three 80%
 - EE 76%
- Performance scores should be considered as a guide since there can be local variations.

Ofcom Broadband Coverage

- Standard Highest available download speed - 5 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 - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

