



Offers In The Region Of £110,000

Dunster Road, Chelmsley wood, Birmingham, B37 7TG

** GROUND FLOOR ** TWO BEDROOMS ** REAR GARDEN ** 102 YEARS ON LEASE **

If you are looking for a property offering ONE LEVEL LIVING due to mobility issues or just prefer a GROUND FLOOR property then this could be the one for you. The property can be offered with a tenant in situ if you are looking for an investment property or without if you are looking to reside in there yourself. The property has secure buzzer/fob access into the communal entrance hallway area. Once in the property there is an entrance hallway, which gives entry to all the rooms. The property has a lounge/dining room, kitchen, TWO BEDROOMS and a bathroom. Energy Efficiency Rating:- C

Approach

The property is set in a block of four, railings and gate surrounding the communal garden laid mainly to lawn with a pathway giving access to the secure intercom/fob entrance area.

Communal Hallway

The communal hallway gives access to the two lower flats, and stairs rising to the first floor area with two further flats. The communal hallway also has straight through access via another fob only entrance door which gives access to the properties private rear garden area.

Private Entrance Hallway

Accessed via the communal entrance hallway, two storage cupboards, utility meter cupboard, and a radiator. Decorative coving finish to the ceiling area, and doors to:-

Lounge

23'3" x 10'5" (7.09m x 3.18m)

Double glazed windows to the front and to

the rear, two radiators, decorative coving finish to the ceiling area, and wood effect flooring to the rear of the room currently used as a dining room area.

Kitchen

8'9" x 7'11" (2.67m x 2.41m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven with an electric hob over and an extractor above. Plumbing for a washing machine, partly tiled walls, wood effect flooring, and a double glazed window to the rear.

Bedroom One

11'1" x 11'4" (3.38m x 3.45m)

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

Bedroom Two

11'4" x 9'7" (3.45m x 2.92m)

Double glazed window to the front,

radiator, and a decorative coving finish to the ceiling area.

Bathroom

7'7" x 5'11" (2.31m x 1.80m)

Suite comprised of a panelled bath with an electric shower over, low flush WC, and a pedestal wash hand basin. Partly tiled walls, tile effect flooring, and a double glazed window to the rear.

OUTSIDE

Rear Garden

The rear garden has been fenced to create a private area with an access gate leading to the garden laid mainly to lawn.

Leasehold Information

125 Years from 7th July 2003
102 Years Remaining
Ground Rent Awaiting
Service Charge Awaiting

OFCom Mobile

OFcom Mobile Coverage
Results for 59 Dunster Road



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
- O2 Good outdoor and Variable 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- 87%
 - O2 82%
 - Three 79%
 - Voda 87%
- Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

- STANDARD - Highest available download speed - 14Mbps. Highest available upload speed - 1 Mbps - Availability Good
- SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
- ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

Risk of Flooding

- Risk Of Flooding
- 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

