

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Wheatfield Close, Smiths Wood, Birmingham, B36 0QP

Offers In The Region Of £210,000



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**** THREE STOREY PROPERTY ** END TERRACE ** FOUR BEDROOMS ** CONSERVATORY ****

If you are looking for a larger style family home then this could be the one for you. Great for a family member who may have mobility issues due to the ground floor bedroom. The property has a PRIVATE DRIVEWAY to the front, open canopied porch area, entrance hallway, the afore mentioned bedroom, kitchen/diner, DOWNSTAIRS WC and a conservatory to the ground floor area. To the first floor there is the lounge area and a bedroom. To the second floor there are two further bedrooms, bring the total of FOUR BEDROOMS and the family SHOWER ROOM. The property is well located for amenities, schools, main bus routes, motorway or main road access, and shopping areas. Energy Efficiency Rating:- C

FURTHER INFORMATION FROM VENDOR

The Cladding on the back and front was replaced in 2024, while this was being completed some damage to the roof and waterproof underlay was identified and replaced. The house was re-wired in March 2024, there is an Electrical Installation Certificate for this work. Two electric sockets were installed in the back garden as part of this work. Cavity wall insulation was completed on the side wall in 2014, there is a 25-year guarantee/certificate for this work. The Conservatory was installed by Amber Windows and completed in February 2021. This has a 10-year guarantee/certificate. The front door was installed by Amber windows in 2024 and has a guarantee/certificate. Planning permission was obtained for the garage conversion completed in 2005; a building notice completion certificate obtained. All radiators have been replaced in the last 5 years.

LOCATION INFORMATION FROM THE VENDOR

Within walking distance of the house is a nursery, secondary school, primary schools, and a special needs school There are also shops, take outs, a gym, hairdressers, and GP surgery. The neighbours are friendly; the park opposite is ideal if you have children and there have not been any problems from the users of the park. Smiths Wood Social Club is the other side of the park. There is no trouble from this. There is a key for the alleyway gate. The only people with access to the alley are those that need access to their back gates. EPC rating D Council Tax Band A

Front Garden/Driveway

Wall borders to either side of the driveway area providing off road parking for one vehicle. Opening into:-

Entrance Porch

Open fronted porch area providing shelter, storage cupboard to one side, and a double glazed door allowing access to:-

Entrance Hallway

13'4" x 5'7" (4.06m x 1.70m)
Stairs rising to the first floor landing area with open space below, decorative dado rail to the walls, and a radiator. Wood effect flooring, and doors to:-

Bedroom One (was the garage)

15' x 7'5" (4.57m x 2.26m)
GROUND FLOOR bedroom which is perfect for anyone with mobility issues, double glazed bow window to the front, radiator, spotlights inset to the ceiling and a decorative coving finish also to the ceiling area.

Downstairs WC

6'10" max 3'10" min x 3'7" max 2'5" min (2.08m max 1.17m min x 1.09m max 0.74m min)
Suite comprised of a low flush WC and a pedestal wash hand basin. Double glazed window to the rear, wood effect flooring, decorative marble effect panelling to the walls with a chrome effect trim.

Kitchen

12'2" x 11' max 9'9" min (3.71m x 3.35m max 2.97m min)
Range of wall mounted and floor standing base units with display glass fronted cabinets incorporated. Work surfaces incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Plumbing for a washing machine, mosaic design partly tiled walls, tile effect flooring, and a radiator. Double glazed window to the rear, and an archway opening to the side into:-

Rear Porch Area

Wood effect flooring continuing through from the kitchen

area, double glazed window to the downstairs WC, and a double glazed door to the rear into:-

Conservatory

10'6" x 9'6" (3.20m x 2.90m)
Double glazed higher height positioned windows to either side above the UPVC panels, further double glazed windows at matching height to and to the side of a set of double glazed French doors to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Double glazed window to the front, radiator, and a further set of stairs rising to the second floor landing area. Doors to:-

Lounge

14'2" max 11'6" min x 13'11" max 8' min (4.32m max 3.51m min x 4.24m max 2.44m min)
Double glazed window to the rear, wood effect flooring, decorative coving finish to the ceiling, and a decorative ceiling rose also to the ceiling

Bedroom Four

9'11" x 8' (3.02m x 2.44m)
Double glazed window to the front, radiator, wood effect flooring and a walk in wardrobe area.

SECOND FLOOR

Landing

Decorative dado rail to the walls, loft hatch access point, and doors to:-



Bedroom Two

13'11" max 10'11" min x 11'9" (4.24m max 3.33m min x 3.58m)

Two double glazed windows to the front, radiator, decorative coving finish to the ceiling and two decorative ceiling roses also to the ceiling area and a built in wardrobe area with double doors and a single door for access.

Bedroom Three

14'3" x 8'6" (4.34m x 2.59m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling and dado rail to the walls, and wood effect flooring.

Shower Room

11'4" x 5'1" (3.45m x 1.55m)

Suite comprised of a shower cubicle with a boiler fed shower over and a further detachable shower head inset, low flush WC and a wash hand basin inset to a floating effect wall mounted vanity unit providing storage below. Storage cupboard housing the boiler, flitter effect panelling to the walls, ladder style radiator, wood effect flooring and a double glazed window to the rear

OUTSIDE

Rear Garden

Raised decked patio area with a decorative balustrade and steps to one side leading to the brick built storage shed and down to the lower level garden area consisting of paved areas with a bark covered flower bed area (was a pond filled in) Fence borders with an access gate inset allowing access to the communal secure access area. Double outside electrical socket, and an outside tap

Ofcom Mobile Coverage

Results for 25 WHEATFIELD CLOSE

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
- 3 Good outdoor, and in-home
- Vodafone Good outdoor 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.

- 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 - 6 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
- SUPERFAST Highest available download speed - 78 Mbps - Highest available upload speed - 20 Mbps - Availability Good
- ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 50 Mbps - Availability Good

