

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Twyford Road, Ward End, Birmingham, B8 2NJ

Offers In The Region Of £260,000



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**** EXTENDED ** DOWNSTAIRS SHOWER ROOM ** TWO RECEPTIONS ** DRIVEWAY ****

Traditional build semi-detached property situated on a popular road within the Ward End / Washwood Heath area. The property offers a PRIVATE DRIVEWAY to the front for at least two vehicles, enclosed entrance porch, entrance hallway, TWO RECEPTION ROOMS, an EXTENDED KITCHEN, and an inner rear hallway with a DOWNSTAIRS SHOWER ROOM also within an extension. To the first floor there are THREE BEDROOMS (two doubles and a box) and a family bathroom. The property has a generous sized rear garden offering a good size family home overall. Energy Efficiency Rating :- Awaiting

Front Garden/Driveway

Low wall border to one side of the block paved driveway providing off road parking for multiple vehicles. Door to:-

Entrance Porch

7'8" x 2'11" (2.13m'2.44m" x 0.61m'3.35m")

Enclosed entrance porch with windows to the front and to the side, tiling to the floor area, and a further door to:-

Entrance Hallway

16'1" x 5'11" (4.88m'0.30m" x 1.52m'3.35m")

Stairs rising to the first floor landing area with a storage cupboard below. Radiator, tile effect flooring, coving finish to the ceiling area, and dado rail to the walls. Window to the front and doors to:-

Reception One

14'9" into bay 12'6" to wall x 10'2" (4.27m'2.74m" into bay 3.66m'1.83m" to wall x 3.05m)

Double glazed angled bay window to the front, radiator, coving finish to the ceiling and dado rail to the walls. Wooden style fire surround with a stone effect back over hearth.

Reception Two

12'2" x 10'1" (3.66m'0.61m" x 3.05m'0.30m")

Wooden style fire surround with a stone effect

back over hearth. Ceiling rose, coving finishing to the ceiling, an opening to the rear into:-

Rear Inner Hall

8'5" x 3'8" (2.44m'1.52m" x 0.91m'2.44m")

Wood effect flooring, radiator, double glazed door to the rear allowing access to the rear garden area. Internal door to:-

Downstairs Shower Room

7'9" x 4'7" (2.13m'2.74m" x 1.22m'2.13m")

Suite comprised of a double shower cubicle with sliding access doors and a boiler fed rainfall with further detachable shower head inset. Low flush WC, wash hand basin inset to a vanity unit with storage below. Tiled floor, partly tiled walls, panelling to the ceiling with a chrome effect trim. Extractor fan to the outer wall, and a double glazed window to the rear.

Kitchen (Extended)

17'5" x 5'11" (5.18m'1.52m" x 1.52m'3.35m")

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 a Beko oven, with a five burner gas hob over. Plumbing for a washing machine and a wall mounted boiler. Partly tiled walls, tile effect flooring, double glazed windows to the side and to the rear, and a double glazed door to the side allowing access to the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area, dado rail to the walls, and a double glazed window to the side. Doors to:-

Bedroom One

14'9" into bay 12'5" to wall x 10'2" (4.27m'2.74m" into bay 3.66m'1.52m" to wall x 3.05m)

Double glazed angled bay window to the front, radiator, wood effect flooring and coving finish to the ceiling.

Bedroom Two

12'2" x 10'1" (3.66m'0.61m" x 3.05m'0.30m")

Double glazed window to the rear, radiator, wood effect flooring, and a coving finish to the ceiling.

Bedroom Three

7'9" x 5'11" (2.13m'2.74m" x 1.52m'3.35m")

Double glazed window to the front, radiator, wood effect flooring and a coving finish to the ceiling.

Bathroom

8'6" x 5'11" (2.44m'1.83m" x 1.52m'3.35m")

Suite comprised of a panelled bath with an electric shower over, low flush WC and a



pedestal wash hand basin. Tiling to the walls, extractor to the outer wall, storage cupboard, radiator and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a garden laid mainly to lawn (currently overgrown) mature shrubbery flower beds.

Side Store

The property has a side area which could be used as storage, unfortunately it is too narrow to be classed as a garage 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

Results for

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, and 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- 90%

O2 85%

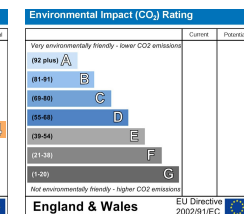
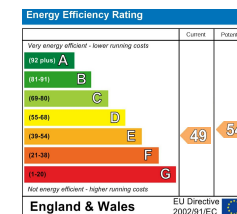
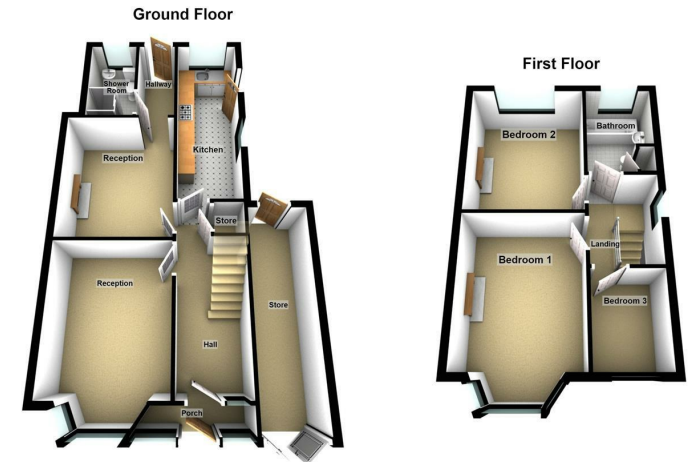
Three 77%

Voda 85%

Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 10 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good
SUPERFAST Highest available download speed - - Mbps - Highest available upload speed - - Mbps - No Availability
ULTRAFast- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good



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