

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Cranemoor Close, Nechells, Birmingham, B7 5NF

Offers In The Region Of £250,000



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### Cranemoor Close, Nechells, Birmingham, B7 5NF

\*\* NO UPWARD CHAIN \*\* DRIVEWAY \*\* FOUR BEDROOMS \*\* TWO BATH/SHOWER ROOMS \*\*

GREAT SIZE FAMILY HOME ON OFFER with NO UPWARD CHAIN. The property is an end-terrace with the benefit of a GATED DRIVEWAY to the front, as well as a front garden and side garden area creating potential for extensions. To the ground floor there is an enclosed entrance porch, entrance hallway, DOWNSTAIRS WC, kitchen/dining room, family size lounge and an extension to the rear creating a downstairs bedroom with ramped access via the rear garden, and an adapted WET ROOM. To the first floor there are three further bedrooms amounting to FOUR DOUBLE BEDROOMS, and a further modern fitted bathroom. Energy Efficiency Rating:- Awaiting

#### Approach

The property is approached and accessed via the cul-de-sac location with parking places available (not allocated)

#### Front Garden

Low wall borders surrounding the front garden area with a single pedestrian gate giving access to the front garden, and a matching set of double gates, both with a decorative brick archway over leading to the secure driveway allowing off road parking for one vehicle. Privet border/mature shrubbery flower bed to either side of the driveway area, garden laid mainly to lawn to one side of the driveway area with flower bed borders. Double glazed door situated on a side angle leading to:-

#### Entrance Porch

6'9" x 5' (2.06m x 1.52m)

Enclosed entrance porch with a double glazed matching height window to the side of the entrance door, two storage cupboards housing the utility meters. Tile effect flooring, panelling to the wall and to the ceiling area, further double glazed door to:-

#### Entrance Hallway

12'6" x 5'9" (3.81m x 1.75m)

Stairs rising to the first floor landing area with

open space below, radiator, storage cupboard, wood effect flooring and doors to:-

#### Guest WC

2'11" x 5'9" (0.89m x 1.75m)

Low flush WC and a wall mounted corner wash hand basin. Quarry style tiling to the floor area, tiling to the splash prone area and a window to the front into the entrance porch area.

#### Lounge

17'6" x 10'6" (5.33m x 3.20m)

Double glazed bow window to the front, radiator, Oak flooring and a decorative brick effect fireplace to the focus wall. Door to the rear allowing access to the downstairs bedroom/wet room.

#### Kitchen/Dining Room

15'6" x 11'3" (4.72m x 3.43m)

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven, with a gas hob over and extractor above. Plumbing for a washing machine, partly tiled walls, tiling to the floor area, and a radiator. Fan light to the ceiling, double glazed window to the rear and a set of double glazed sliding patio doors also to the rear allowing access to the rear garden area.

#### Bedroom Four

9'7" x 8'2" (2.92m x 2.49m)

Double glazed window to the side, double glazed door also to the side allowing access to the rear garden area. Radiator, loft access via the hatch area and a further internal door to the rear allowing access to:-

#### Wet Room

9'6" x 6'9" (2.90m x 2.06m)

Walk in wet room with an electric shower to the wall, low flush WC, and a pedestal wash hand basin. Partly tiled walls, radiator, and a double glazed window to the side.

#### FIRST FLOOR

#### Landing

Double glazed window to the front, loft access via the hatch area, storage cupboard, and doors to:-

#### Bedroom One

11'8" x 11'6" (3.56m x 3.51m)

Double glazed window to the side, further double glazed window to the rear, and a radiator.

#### Bedroom Two

14'3" x 7'11" (4.34m x 2.41m)

Double glazed window to the rear and a radiator.



## Bedroom Three

11'6" x 6'8" (3.51m x 2.03m)

Double glazed window to the rear and a radiator

## Bathroom

6'7" x 5'8" (2.01m x 1.73m)

Suite comprised of a panelled bath with an electric shower over and shower screen to the side, low flush WC, and a wash hand basin inset to a vanity unit providing storage below. Tiling to the floor, further tiling to the walls, radiator, and a double glazed window to the front.

## OUTSIDE

### Rear Garden

Paved ramped access from the kitchen/dining room and also from the downstairs forth bedroom area giving access to the rear garden. Garden laid mainly to lawn with mature flower beds, fence and wall borders. Brick built storage shed

### OfCom Mobile

OfCom Mobile Coverage Results for 1 Cranemoor 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 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.

O2- 81%  
Vodafone 82%  
Three 82%  
EE 79%  
Performance scores should be considered as a guide since there can be local variations.

### OfCom Broadband

STANDARD - Highest available download speed - 16 Mbps. 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 - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

