



**Offers Over £180,000**

**Waterloo Avenue, Fordbridge, Birmingham, B37 6QD**

**\* THREE BEDROOMS \* NO UPWARD CHAIN! \* NON STANDARD CONSTRUCTION \* ONLINE 360 TOUR AVAILABLE !!**

This mid terrace property is accessed via a walkway to the front or to the rear, and is being offered with NO UPWARD CHAIN. The property comprises of a front garden area, enclosed entrance porch, entrance hallway, DOWNSTAIRS W.C, lounge to the front, OPEN PLAN KITCHEN/DINING ROOM to the rear and a CONSERVATORY also to the rear currently used as a further reception room. To the first floor there are THREE BEDROOMS and a walk in shower room. The property also benefits from a GREAT SIZE L-SHAPED rear garden. Energy Performance Rating:- D

### **Approach**

The property is accessed via a communal public walkway to the front and to the side. Access gate leading to:-

### **Front Garden**

Low wall borders surrounding a garden laid mainly to lawn with mature shrubbery to the front, block paved edging to one side and a paved pathway allowing access to the Composite entrance door into:-

### **Entrance Porch**

Enclosed entrance porch with a high level double glazed window into the guest WC, and a further entrance door allowing access to:-

### **Entrance Hallway**

Stairs rising to the first floor landing area with an open space below, radiator, wood effect flooring and doors to:-

### **Guest WC**

Suite comprised of a low flush WC and a wall mounted wash hand basin. Double glazed window to the front into the entrance porch area, and wood effect flooring.

### **Lounge**

**16'0" x 9'9" (4.88m x 2.97m)**

Double glazed window to the front, wood effect flooring, radiator., decorative dado rail to the walls and coving finish to the ceiling. Stone effect feature fireplace with a decorative coal and flame effect electric fire inset.

### **Kitchen & Dining Area**

**15'9" x 9'2" (4.80m x 2.79m)**

A 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 include an under unit oven with an electric hob over and an extractor above. Plumbing for a washing machine. Partly walls, wood effect flooring, open window/hatch area to the rear into the conservatory area, and a further walk through opening also to the rear into:-

### **Conservatory/Dining Area**

**14'0" x 10'9" (4.27m x 3.28m)**

Partly brick built with double glazed windows to the rear and a set of double glazed double doors also to the rear allowing access to the rear garden. Two radiators, tiling to the floor area, and panelling to the internal roof area giving it a solid effect roof.

## **FIRST FLOOR**

### **Landing**

Access to the loft via the hatch with pull down ladders for ease of access, storage cupboard, and doors to:-

### **Bedroom One**

**12'2" x 9'4" (3.71m x 2.84m)**

Double glazed window to the front, radiator, wood effect flooring, and a decorative coving finish to the ceiling area. Fitted bedroom units consisting of a mixture of double and single wardrobes with over head storage units above the bed area.

### **Bedroom Two**

**10'0" x 7'5" (3.05m x 2.26m)**

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

### **Bedroom Three**

**8'4" x 6'8" (2.54m x 2.03m)**

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



Wet Room

Suite comprised of a walk in shower area with an electric shower to the wall, low flush WC, and a wall mounted wash hand basin. Radiator. airing/storage cupboard, partly tiled walls with a decorative stainless steel effect dado style tile inset, and a double glazed window to the front.

OUTSIDE

L-Shaped Rear Garden

The garden has the benefit of an additional area within the L-part of the garden area. The first part of the garden accessed directly from the conservatory area has the benefit of an outside tap, block paved patio area to one side with lawn to the other side, there is a small part divide with a low wall, step and access gate leading to the additional garden area.

The additional garden area consists of a further lawn area, and a paved pathway divide from the gateway divide to the decked rear garden area. The decked patio area houses a summer house with double glazed windows either side of the double glazed access doors from the garden area, and a covered seating area to one side with fixed bench style l-shaped seating incorporated. The rear

garden has fence perimeters with the benefit of two access gates one to the side of the first garden area, and the other to the side of the second garden area situated to the side of the summer house.

ESTATE AGENCY DISCLAIMER:

The Vendor of this property is an Estate Agent within the meaning of the Estate Agent's Act and a declaration to that effect is hereby made in accordance with Section 21 of the Act.

FURTHER INFORMATION

The property is a non-standard construction- we believe it to be a Mowlem Fly Ash build  
This property is suitable for mortgage purposes with most High Street Lenders

