

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Starling Grove, Smiths Wood, Birmingham, B36 0RQ

Asking Price £199,950



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- Modern Build
- Requires Work
- Driveway
- Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom Upstairs
- Downstairs WC

EPC Rating

Current: C
Potential:

Council tax band

Band =

**** NO UPWARD CHAIN ** THREE
BEDROOMS ** DOWNSTAIRS WC **
MODERN BUILD ****

This mid-terrace modern build is being offered with no chain and consists of a front garden area, parking for one vehicle, entrance hallway, lounge, kitchen/diner, downstairs WC and a rear garden to the ground floor. To the first floor there are THREE BEDROOMS and a family bathroom. Energy Efficiency Rating:- Awaiting

Approach

The property is approached via the shared access driveway area, this is shared with neighbouring properties. This leads to:-

Front Garden

Garden laid mainly to lawn with a paved pathway to one side and a block paved driveway providing off road parking for one vehicle. The paved pathway leads to a canopy over the door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing area, a radiator (We have not been

able to verify the item working due to utilities being switched off) and a door to the side leading to:-

Lounge

14'9" x 9'10" max 8'2" min" (4.50m x 3.00m max 2.49m min")

Double glazed window to the front, under stairs storage cupboard, and a radiator (We have not been able to verify the item working due to utilities being switched off) Door to the rear into:-

Kitchen/Diner

14'7" max 9'11" min x 9'11" (4.45m max 3.02m min x 3.02m)

Range of wall mounted and floor standing base units with a butchers block effect 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 Lamona electric oven (We have not been able to verify the item working due to utilities being switched off) with a Lamona gas hob over (We have not been able to verify the item working due to utilities being switched off) and a stainless steel effect extractor above. Plumbing for a washing machine, boiler concealed

within a unit (We have not been able to verify the item working due to utilities being switched off). Partly tiled walls, radiator (We have not been able to verify the item working due to utilities being switched off) a double glazed window to the rear and a double glazed door also to the rear providing access to the rear garden area. Internal door to the side into:-

Downstairs WC

6'4" x 4'3" (1.93m x 1.30m)

Suite comprised of a low flush WC, and a pedestal wash hand basin. Radiator (We have not been able to verify the item working due to utilities being switched off)

FIRST FLOOR

Landing

Radiator (We have not been able to verify the item working due to utilities being switched off) , loft access via the hatch area and a storage cupboard housing the water tank/heating system (We have not been able to verify the item working due to utilities being switched off)

Bedroom One

14'9" x 8'4" (4.50m x 2.54m)

Double glazed window to the front, radiator, built in storage cupboard and a built in wardrobe.

Bedroom Two

11' x 7'7" (3.35m x 2.31m)

Double glazed window to the rear, and a radiator.

Bedroom Three

7'3" x 6'9" (2.21m x 2.06m)

Double glazed window to the rear, and a radiator.

Bathroom

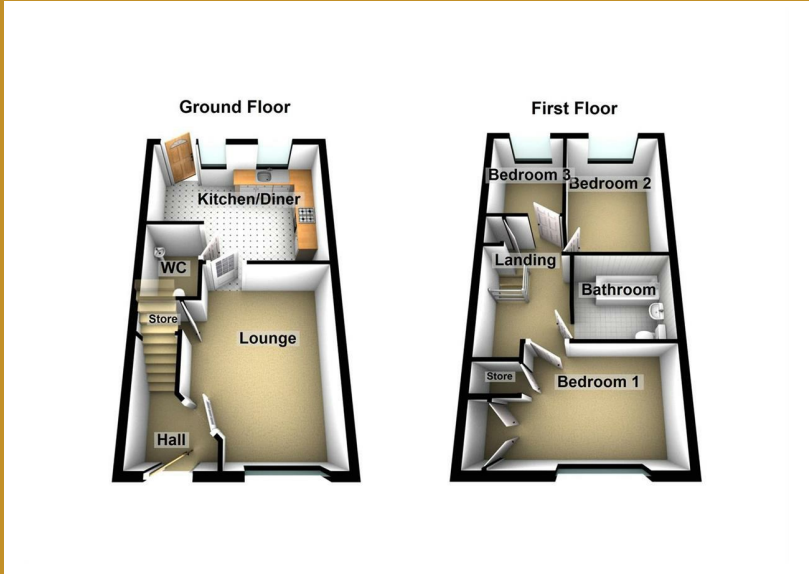
6'9" x 6'9" (2.06m x 2.06m)

Suite comprised of a panelled bath, low flush WC, and a pedestal wash hand basin. Partly tiled walls, shaver point (We have not been able to verify the item working due to utilities being switched off) and a radiator (We have not been able to verify the item working due to utilities being switched off)

OUTSIDE

Rear Garden

Decked area and bark covered areas with fence b order to either side.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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