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Stella Croft, Birmingham | Offers In The Region Of

**** NO UPWARD CHAIN ** IN NEED OF MODERNISATION ** PRICED TO REFLECT WORK ****

This mid-terrace DOUBLE FRONTED property is being offered with NO UPWARD CHAIN and consists of an enclosed porch area leading to an entrance hallway which is open plan to the DUAL ASPECT kitchen/dining room, a further DUAL ACCESS lounge area, and a private rear garden to the rear with a brick built storage area. To the first floor there are THREE BEDROOMS, a walk in WET ROOM and a separate WC. The property also benefits from central. heating and double glazing (both where specified) Energy Efficiency Rating:- C

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Approach

The property is set on a slip area from Stella Croft with bollards across. Neighbouring properties access through the bollards and park directly outside the property.

Front Garden

Low wall borders with a fence over to one side and decorative railings over to the other side with an opening from the public footpath allowing access to the block paved front garden area. Mature shrubby flower bed areas inset to the block paved garden and a double glazed door situated on the side allowing access to:-

Entrance Porch

5'9" x 3'6" (1.75m x 1.07m)
Enclosed entrance porch with wood effect flooring, a storage cupboard, and an opening to:-

Entrance Hallway

Wood effect flooring, stairs rising to the first floor landing area, open plan to:-

Kitchen/Dining Room

18'8" x 11'10" (5.69m x 3.61m)
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. Partley tiled walls, wood effect flooring, panelling to the stairs area with an under unit storage cupboard. Radiator, decorative coving finish to the ceiling, dado rail to eh walls, double glazed windows to the front and to the rear and a double glazed door also to the rear allowing access to the rear garden area.

Lounge

18'8" x 10'10" (5.69m x 3.30m)
Double glazed window to the front, double glazed sliding patio doors to the rear allowing access to the rear garden area. Radiator, spotlights inset to the ceiling, decorative coving finish to the ceiling and dado rail to the walls. Wooden style fire surround with a tiled back over hearth.

FIRST FLOOR

Landing

Loft access via the hatch area and a storage cupboard. Doors to:-

Bedroom One

11'10" x 8'10" (3.61m x 2.69m)
Double glazed window to the front, radiator, decorative coving finish to the ceiling area and built in storage/wardrobes with sliding access doors to one wall situated over the stair case area.

Bedroom Two

10'9" x 9'7" (3.28m x 2.92m)
Double glazed window to the front, radiator, and a decorative coving finish to the ceiling area.

Bedroom Three

8'10" x 7'8" (2.69m x 2.34m)
Double glazed window to the rear, and a radiator.

Wet Room

5'6" x 5' (1.68m x 1.52m)
Walk in wet room with an electric shower to one wall, and a pedestal wash hand basin. Tiling to the walls, wet floor, and a double glazed window to the rear.

WC

6'2" x 2'8" (1.88m x 0.81m)
Low flush WC, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Fence perimeters with an access gate to the rear surrounding a garden consisting of a paved patio area leading to a garden laid mainly to lawn with a paved pathway to the side leading to the access gate. Mature shrubby flower bed area and a brick built storage shed.

FURTHER INFORMATION

The property is a non-standard build, we believe it to be a Mowlem Fly Ash
The property requires modernisation but is priced to allow for this already

