

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Grandys Croft, Chelmsley Wood, Birmingham, B37 5BP

Offers In The Region Of £180,000



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### Grandys Croft, Chelmsley Wood, Birmingham, B37 5BP

**\*\* NON-STANDARD BUILD \*\* THREE BEDROOMS \*\* ON STREET PARKING ONLY \*\***

This property is a GREAT SIZE FAMILY HOME accessed via a walkway to the front or further walkway to the rear. The property offers a front garden area, enclosed entrance porch, hallway which is now open plan with the lounge area creating a larger style lounge, inner vestibule with stairs access and a dining room which is open plan with the kitchen area. To the first floor there is storage within the landing area, THREE BEDROOMS, a family bathroom and a separate WC. The property also has a rear garden area with access gate leading to the rear access walkway. Energy Efficiency Rating:- C

#### Approach

The property can be approached via the public footpaths to the front and to the rear. The front walkway/pathway gives access via the gateway into:-

#### Front Garden

Fence perimeters surrounding the front garden area consisting of a garden laid mainly to lawn with a paved pathway divide leading to the composite door allowing access to:-

#### Entrance Porch

**4'5" x 4'9" (1.35m x 1.45m)**

Double glazed window to the side, storage cupboard to the front (4'9" x 5'10") with the benefit of a light. Panelling to the ceiling, wood effect flooring, and a further door with a window to the decide giving access to:-

#### Entrance Hallway/Lounge

**18'11" x 11'11" (5.77m x 3.63m)**

Double glazed window to the front, two radiators (one in the original hallway and one in the lounge) wood effect flooring, and a door to the rear into:-

#### Inner Vestibule

**2'10" x 2'10" (0.86m x 0.86m)**

Stairs rising to the first floor landing area, and an opening to the rear into:-

#### Dining Room/Kitchen

**18'11" x 8'2" (5.77m x 2.49m)**

Range of wall mounted and floor standing base units with display units incorporated. Butchers block work surface with a stainless steel effect sink and drainer unit. Extractor canopy over the cooker area, plumbing for a washing machine, and further plumbing for a dishwasher. Partly tiled walls, wood effect flooring, radiator, two double glazed windows to the rear and a double glazed door also to the rear allowing access to the rear garden area. Storage cupboard under the stairs with utility meters and electric supply.

#### FIRST FLOOR

##### Landing

Storage cupboard, doors to:-

##### Bedroom One

**12'11" x 10'11" (3.94m x 3.33m)**

Double glazed window to the front, radiator

##### Bedroom Two

**10'11" x 9' (3.33m x 2.74m)**

Double glazed window to the rear, radiator, built in storage/wardrobe situated over the stairs also housing the loft access hatch..

##### Bedroom Three

**9'6" x 7'8" (2.90m x 2.34m)**

Double glazed window to the rear, radiator, wood effect flooring, and a built in storage cupboard.

##### Bathroom

**6'2" x 4'10" (1.88m x 1.47m)**

Suite comprised of a panelled bath with a boiler fed shower over and shower screen to the side, and a pedestal wash hand basin. Radiator, double glazed window to the rear, partly tiled walls and wood effect flooring.

##### WC

**6'5" x 2'5" (1.96m x 0.74m)**

Low flush WC, wood effect flooring and a double glazed window to the rear

#### OUTSIDE



Rear Garden

Fence perimeters surrounding a garden consisting of a paved patio area with a paved pathway and garden laid mainly to lawn. Access gate to one side leading to the shared side entrance area.

OfCom Mobile

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 variable in-home
- O2 Good outdoor
- 3 Good outdoor,
- Vodafone Good outdoor

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 84%
- Three 86%
- Voda 91%

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 - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

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

