



Offers In The Region Of £230,000

Briddsland Road, Tile Cross, Birmingham, B33 0BG

**** NO UPWARD CHAIN **EXTENDED ** UPSTAIRS AND DOWNSTAIRS SHOWER ROOMS ****

This mid-terrace property is being offered with NO UPWARD CHAIN and provides a great size family home with PRIVATE DRIVEWAY to the front. The property consists of an ENCLOSED ENTRANCE PORCH, entrance hallway, through lounge, EXTENDED KITCHEN which is a modern integral fitted kitchen, MODERN DOWNSTAIRS WALK-IN SHOWER ROOM, a rear inner hallway area which gives access to/from the rear garden area. To the first floor there is a landing area with STORAGE, and THREE DOUBLE BEDROOMS all with built-in or fitted wardrobes. The first floor also houses a family shower room. The landscaped private rear garden has the benefit of a storage cupboard. The property is of a non-standard Wimpey No Fines build. Energy Efficiency Rating:-D

Front Garden

Decorative low wall borders with pillars incorporated surrounding the block paved driveway providing off road parking for approximately two vehicles. Shared secure side access/storage area with the neighbouring property. Composite door allowing access to:-

Entrance Porch

6'5 x 3' (1.83m'1.52m x 0.91m')

Partly brick built with double glazed windows to either side of the entrance doors and either side of the porch area. Tiling to the floor area, modern style wall light, and an Oak design door allowing access to :-

Entrance Hallway

11'5" x 6'3" (3.35m'1.52m" x 1.83m'0.91m")

Stairs rising to the first floor landing area with a storage cupboard below. Decorative panelling to the lower part of the walls, flat column design radiator and a further storage cupboard housing the utility meters. Tiling to the floor area and doors to:-

Through Lounge

22'4" x 10'11" max 9'4" min (6.71m'1.22m" x 3.05m'3.35m" max 2.74m'1.22m" min)

Double glazed window to the front, double glazed double doors to the rear allowing access to the rear garden area. Decorative coving finish to the ceiling area, two radiators (one either end of the room) decorative archway between the two areas. Adam's style fireplace with a stone effect back over hearth

Kitchen

11'8" x 10'6" (3.35m'2.44m" x 3.05m'1.83m")

Range of wall mounted and floor standing base units with a wine rack incorporated, marble effect work surfaces with matching up-stands to the lower wall areas. Single sink with a mixer tap over, appliances built in consist of an oven, gas hob five burner with a glass effect splash back and an extractor above. Washing machine, heat pump tumble drier, dishwasher, and a fridge freezer. Tiling to the floor area, vertical column design radiator, spotlights inset to the ceiling, a double glazed window to the rear and an opening also to the rear allowing access to:-

Rear Inner Hallway

5'8" x 2'9" (1.52m'2.44m" x 0.61m'2.74m")

Tiling to the floor area, spotlights inset to the ceiling, and a double glazed door to the side allowing access to the rear garden area. Internal door to the rear allowing access to:-

Downstairs Shower Room

6'5" x 4'8" (1.83m'1.52m" x 1.22m'2.44m")

Suite comprised of walk-in shower area with a boiler fed rainfall shower overhead and further detachable shower head. Low flush WC, and a wall mounted wash hand basin with a mixer tap over. Chrome effect open flat design column radiator, spotlights inset to the ceiling area, tiling to the walls with a chrome effect trim finish, tiling to the floor area and a double glazed window to the side.

FIRST FLOOR

Landing

Loft access via the hatch area, storage cupboard with two mirror effect sliding access doors, and a further storage cupboard housing the boiler. Decorative panelling to the walls continuing from the entrance hallway and stairs area. Doors to:-



Bedroom One

17'11" max 14'4" min x 10'3" (5.18m'3.35m" max 4.27m'1.22m" min x 3.05m'0.91m")

Two double glazed windows to the front, storage cupboard over the stairs area, spotlights inset to the ceiling and a radiator.

Bedroom Two

11'11" x 11'6" + store 3'7" x 3' (3.35m'3.35m" x 3.35m'1.83m" + store 0.91m'2.13m" x)

Double glazed window to the rear, spotlights inset to the ceiling, and a radiator. Fitted double rail wardrobes with four sliding accede doors and pull down higher rail for ease of access. Storage cupboard with a further double glazed window inside.

Bedroom Three

13' x 7' (3.96m' x 2.13m')

Double glazed window to the front, radiator, spotlights inset to the ceiling and a storage cupboard situated over the stairs area.

Shower Room

9'11" x 5'5" (2.74m'3.35m" x 1.52m'1.52m")

Suite comprised of a corner shower cubicle with an electric shower inset, low flush WC, and a pedestal wash hand basin. Partly tiled walls, tile effect flooring, two double glazed windows to

the rear. Decorative arch between the WC and wash area, further radiator in the WC area and an extractor fan.

OUTSIDE

Rear Garden

Block paved patio area leading to a garden laid mainly to lawn with decorative stepping stones inset. Raised gravel covered flower bed to one side, steps rising to a higher tier paved patio area to the rear of the garden area. Outside tap, outside security light and an outside storage cupboard.

FURTHER INFORMATION

No upward chain.
Non-standard build - Wimpey No Fines
There is a shared side entrance/storage with the neighbouring property.

