



## Offers Over £130,000

### Cole Hall Lane, Bucklands End/Shard End, Birmingham, B34 6HN

**\*\* 50% SHARED OWNERSHIP \*\* SEMI-DETACHED \*\* DRIVEWAY \*\* EN-SUITE SHOWER \*\***  
DO NOT MISS OUT - This is a great opportunity to get yourself on the PROPERTY LADDER.

You need to type in your search bar the following:- [helptobuyagent2.org.uk](http://helptobuyagent2.org.uk) or click on the link below and fill in the forms to be eligible for this property. Once you have confirmation of being eligible for the property please call to arrange a viewing - Prime Estates 0121 748 7272

This semi-detached property has the benefit of a driveway for multiple vehicles, canopied entrance porch area, entrance hallway, downstairs guest cloakroom, breakfast kitchen, lounge/dining room, all to the ground floor. To the first floor area there is a spacious landing with two storage cupboards, THREE BEDROOM, one benefitting from a shower room en-suite and a further family bathroom. Energy Efficiency Rating:- C

#### SHARED OWNERSHIP INFORMATION

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There is currently 87 years remaining on the lease approximately (99 years from 2009)  
The rent is £187.38 per month on the remaining 50% share  
The Service Charge and Buildings Insurance is £24.00 per month.  
TOTAL payment per month of £211.38

#### Front Garden/Driveway

Decorative iron railings to the front and to one side of a garden laid mainly to lawn with flower bed borders. Tarmac driveway for multiple vehicles, allowing access to the side entry gate giving direct access to/from the rear garden area. Paved pathway giving access to:-

#### Entrance Porch

Canopied entrance porch area providing shelter over the front door allowing access to:-

#### Entrance Hallway

Stairs rising to the first floor landing, double glazed window to the side, radiator, and wood effect flooring. Doors to:-

#### Guest Cloakroom

**5'3" x 4' (1.60m x 1.22m )**

Suite comprised of a low flush WC, and a corner wall mounted wash hand basin. Tiling to splash prone areas, radiator, and a double glazed window to the front.

#### Lounge/Dining Room

**17'6" x 13'2" (5.33m x 4.01m)**

Double glazed window to the rear, double glazed French doors to the rear allowing access to the rear garden area, radiator, and an under stairs storage cupboard.

#### Kitchen/Dining Room

**13' x 8'4" (3.96m x 2.54m)**

Range of wall mounted and floor standing base units with a roll edge work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consists of an under unit oven with a gas hob over and a stainless steel effect extractor above. Partly tiled walls, wood effect flooring, radiator, spotlights inset to the ceiling, plumbing for a washing machine and a double glazed window to the front.

#### FIRST FLOOR

#### Landing

Two storage cupboards (one housing the boiler) and a double glazed window to the side. Doors to:-

#### Bedroom One

**10'8" x 10'4" (3.25m x 3.15m )**

Double glazed window to the rear, and a radiator. Door to:-

#### En-Suite Shower Room

**8'8" x 3'2" (2.64m x 0.97m)**

Suite comprised of a shower cubicle with an electric shower inset, a low flush WC, wash hand basin inset to a vanity unit providing storage below. Panelling to splash prone areas, flat design ladder style radiator, spotlights inset to the ceiling, and a shaver point. Extractor fan to the ceiling, and tile effect flooring.

#### Bedroom Two

**12' x 9'3" (plus door recess) (3.66m x 2.82m (plus door recess) )**

Double glazed window to the front, radiator, and a loft access hatch which leads to the part boarded loft area.

#### Bedroom Three

**8'8" x 7'10" (2.64m x 2.39m )**

Double glazed window to the front, and a radiator.

#### Family Bathroom

**6'10" x 5'5" (2.08m x 1.65m)**

Suite comprised of a panelled bath with a boiler fed shower over consisting of a rainfall over head and further detachable shower head. Concealed flush WC, and a wash hand basin inset to a vanity unit providing storage below. Shaver point, marble effect panelling to the walls, extending into the window re-cess and window sill area. Spotlights inset to the ceiling, radiator, tile effect flooring and a double glazed window to the rear.

#### OUTSIDE



Rear Garden

Paved patio area extending to the side allowing access to the front entry gate, garden laid mainly to lawn with fence borders surrounding and a garden storage shed.

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

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, variable in-home  
Vodafone Good outdoor and variable in-home

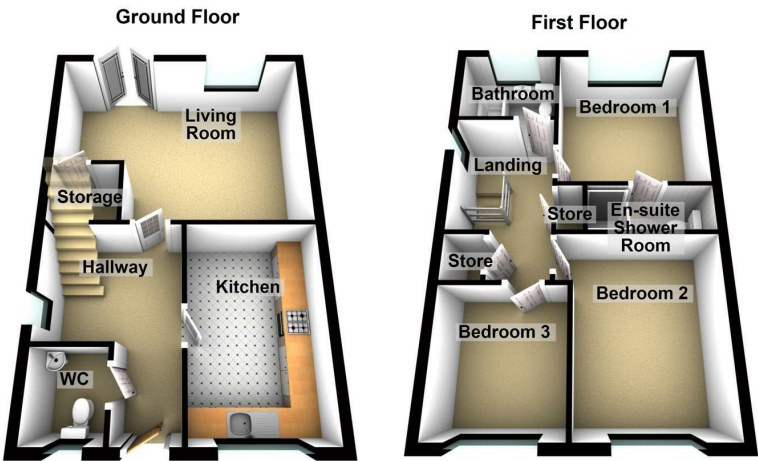
Performance across your postal district

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- 84%  
O2 78%  
Three 82%  
Voda 80%  
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 15 Mbps. Highest available upload speed - 1 Mbps - Availability Good  
SUPERFAST Highest available download speed - 74 Mbps - Highest available upload speed - 20 Mbps - Availability Good  
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good



This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

