



Asking Price £110,000

Cole Hall Lane, Buckland End, Birmingham, B34 6HL

**** 50% SHARED OWNERSHIP ** GROUND RENT/SERVICE CHARGE £252 PCM ****

**** YOU MUST MEET PLATFORM HOUSING CRITERIA TO PURCHASE THIS PROPERTY ****

This semi-detached property is being offered as a 50% Shared Ownership ONLY and offers a driveway for one vehicle within the front garden area, entrance hallway, downstairs WC, kitchen, lounge and a private rear garden to the ground floor. To the first floor there are TWO DOUBLE BEDROOMS, one offering a en-suite shower room and a further family bathroom. Energy Efficiency Rating:- C

Front Garden/Driveway

Decorative railings creating the perimeters to the front garden area consisting of an outside tap, driveway for one vehicle with artificial lawn either side and a paved pathway allowing access to the secure side access gate to the rear garden and to the front door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing area, wood effect flooring, radiator and doors to:-

Downstairs WC

6'8" x 3'3" (2.03m x 0.99m)

Suite comprised of a low flush WC and a wall mounted wash hand basin. Tiling to splash prone area, radiator, wood effect flooring and a double glazed window to the front with a tiled windowsill.

Lounge/Dining Room

15'8" x 13'4" max 8'3" min (4.78m x 4.06m max 2.51m min)

Double glazed window to the rear and a partly glazed door also to the rear allowing access to the rear garden area. Radiator, and an under stairs storage cupboard.

Kitchen

11' x 7'8" (3.35m x 2.34m)

Range of floor standing base units with a butchers block effect work surfaces over incorporating a stainless steel sink and drainer unit with an ornate design mixer tap over. Appliances built in consist of an under unit oven with a four burner gas hob over and stainless steel effect extractor above. Under unit washing machine, dishwasher and a larder style fridge freezer. Partly tiled walls, radiator, wood effect flooring and a double glazed window to the front.

FIRST FLOOR

Landing

Two storage cupboards one housing the boiler, and loft access via the hatch area. Doors to:-

Bedroom One

10'10" x 9'4" (3.30m x 2.84m)

Double glazed window to the rear, fanlight to the ceiling, wood effect flooring, and a door to the side into:-

Shower Room En-Suite

5'11" x 5'4" (1.80m x 1.63m)

Suite comprised of a shower cubicle with a pivot access door and an electric shower inset. Low flush WC and a pedestal wash hand basin. Shaver point, partly tiled walls with a decorative dado style tile inset. Spotlights inset to the ceiling, tile effect flooring, radiator, and a double glazed window to the rear

Bedroom Two

13'10" max 11'2" min x 8'7" (4.22m max 3.40m min x 2.62m)

Double glazed window to the front, radiator, and wood effect flooring.

Bathroom

6'7" x 6'6" (2.01m x 1.98m)

Suite comprised of a panelled bath with an electric shower over, low flush WC and a pedestal wash hand basin. Partly tiled walls with a decorative dado style tile inset, radiator, tile effect flooring, shaver point, spotlights inset to the ceiling, radiator, and a double glazed window to the front with a tiled window sill area.

OUTSIDE



Rear Garden

Paved patio area with covered seating areas either side of the paved pathway divide with a decorative stone covered semi-circle leading to the garden laid mainly to lawn with flower bed borders to either side. Shed to the rear of the garden, access gate to the side allowing direct access to the front garden area.

Lease Details

99 Years lease with 78 years remaining
Platform Housing own the remaining 50% share

Shared Ownership Details

Ground Rent - Service Charge and Building Insurance (NOT CONTENTS)
£252 pcm

You need to pass Platform Housing Criteria to be able to purchase this property

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 - 1800 Mbps - Highest available

upload speed - 2000 Mbps - Availability Good

OfCom Mobile Coverage

Results for 63 Cole Hall Lane

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

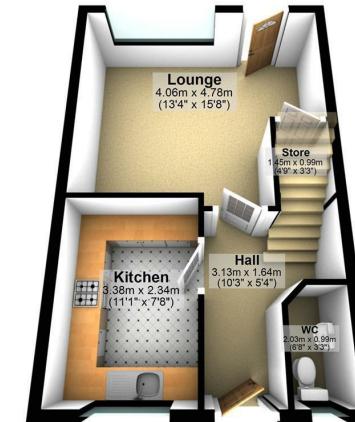
Performance across your postal district

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.

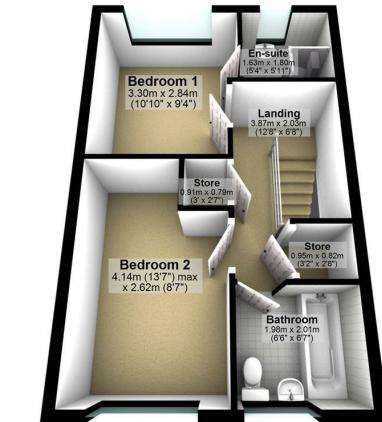
O2- 74%
Vodafone 78%
Three 76%
EE 82%

Performance scores should be considered as a guide since there can be local variations.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	73	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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