PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Wright Road, Saltley, Birmingham, B8 1NS

Offers In The Region Of £295,000

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** LARGER STYLE PROPERTY ** DRIVEWAY ** GARAGE ** LOFT SPACE** TWO BATHROOMS **

THE VENDOR HAS ADVISED HE ORIGINALLY HAD PLANNING PERMISSION TO EXTEND TO THE SIDE PROVIDING TWO FURTHER BEDROOMS OVER THE DRIVE THROUGH AREA

If you are looking for a LARGER STYLE FAMILY HOME with NO UPWARD CHAIN then this could be the one for you. The property offers a PRIVATE CONCEALED DRIVEWAY able to accommodate at least four average size vehicles which lead to a private GARAGE at the rear of the garden area. The rear garden also houses an OUT BUILDING. The3 property itself offers TWO RECEPTION ROOMS, a modern style kitchen, and a DOWNSTAIRS BATHROOM. There is a CELLAR below the ground floor level. To the first floor there are THREE DOUBLE BEDROOMS and a further SHOWER ROOM. The property has fixed stairs rising to the LOFT SPACE which can be used for your own wants and needs. Energy Efficiency Rating:- D

Approach

The property can be approached via the up and over door through to the driveway and rear of the proeprty or via the public footpath and sep leading to the UPVC door to:-

Entrance Hallway

11'2" x 3" + 3'4 x 3' (3.40m x 0.91m + 1.02m x 0.91m)

Radiator, wood effect flooring, coving finish to the ceiling and doors to the cellar, both receptions and the additional hall area.

Cellar

There is a cellar to this property that could be used for storage, this is accessed straight off the entrance hallway

Reception Room One

11'4" x 11'2" (3.45m x 3.40m)

Double glazed window to the front, radiator, wood effect flooring, decorarive ceiling rose to the ceiling area and coving finish to the walls.

Reception Room Two

14'10" x 11'2" (4.52m x 3.40m)

Double glazed window to the rear, radiator, coving finish to the ceiling and wood effect flooring.

Kitchen

11'4" x 8'9" (3.45m x 2.67m)

Range of wall mounted and floor standing modern units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Partly tiled walls, tiling to the floor area, concealed boiler within a matching unit, and plumbing for a washing machine. Doubler glazed window to the side, door to the side into:-

Rear Hallway

6' x 3'10" (1.83m x 1.17m)

Storage cupboard to one side, tiling to the floor area, door to the side into the rear garden area, and a further door to the rear into:-

Downstairs Bathroom

8'2" x 5'5" (2.49m x 1.65m)

Suite comprised of a panelled P-Shape bath with a shower screen to the side and a boiler fed rainfall and detachable shower over. Low flush WC and a wash hand basin inset to a vanity unit. Tiling to the floor area, tiling to the walls, radiator, and a double glazed window to the rear.

FIRST FLOOR

Landing

Stairs rising to the loft space with a storage cupboard below, radiator, and doors to:-

Bedroom One

14'11" x 11'1" (4.55m x 3.38m)

Double glazed window to the front, radiator, and a built in wardrobe area situated over the stair case area.

Bedroom Two

11'12" x 11'2" (3.35m x 3.40m)

Double glazed window to the rear, and a radaitor.

Bedroom Three

8'5" x 8' (2.57m x 2.44m)

Double glazed window to the rear, radiator.

Bathroom

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

Suite comprised of a tiled shower cubicle with a boiler fed shower inset, low flush WC, and a pedestal wash hand basin. Tile effect flooring, tiling to the walls, radiator, and a double glazed window to the side.

LOFT SPACE

21'8" x 14'11" (6.60m x 4.55m)

Stairs rising from the landing area, there are some limited headroom areas within this space but the area offers a great space for storage, the current owners utilised it as an additional guest room. Double glazed velux window to the rear, spotlights inset to the ceiling, radiator, open eaves either side of the stairs. The stairs case area has an additional radiator

OUTSIDE

Rear Garden

Concealed block paved tandem driveway behind the up and over door situated to the front of the property offering off road parking for approximately four vehicles. Low maintenance rear garden with paved and block paved areas.

Garage

20'4" x 8'9" (6.20m x 2.67m)

Up and over door to the front giving access from/to the driveway area, electric supply, lighting, and a radiator. Internal door to the side into:-

Out Building

17'3" x 13'2" (5.26m x 4.01m)

Two radiators, electric supply, lighting, window to the front into the rear garden area, and a door to the front to/from the rear garden area.

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 Broadband

STANDARD - Highest available download speed - 8 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good
SUPERFAST Highest available download speed - 109 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

Ofcom Mobile

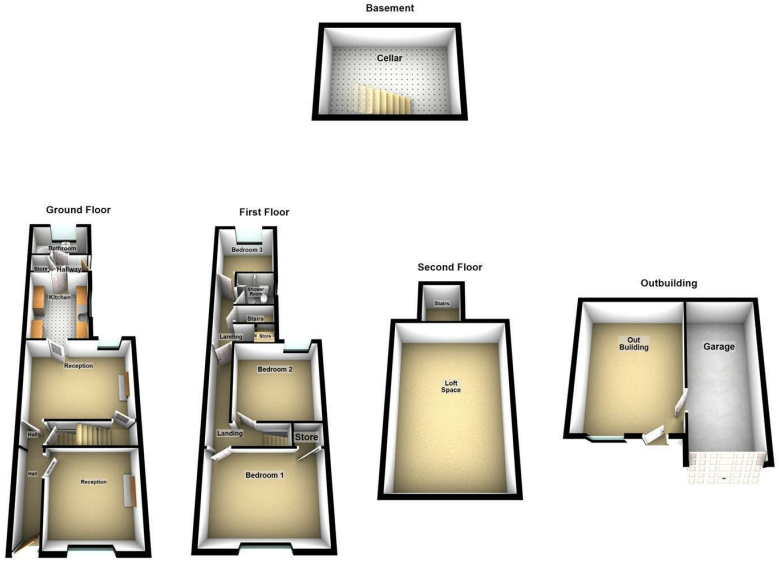
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

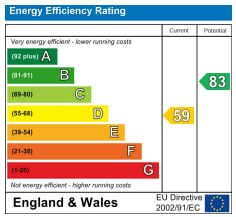
EE- Good outdoor and Variable in-home
O2 Good outdoor
3 Good outdoor, variable in-home
Vodafone Good outdoor and variable in-home

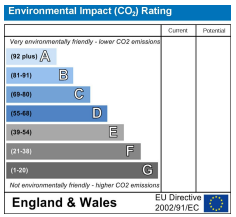
Performance across your postal district

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- 90%
O2 85%
Three 77%
Voda 85%
Performance scores should be considered as a guide since there can be local variations.







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