



Offers In The Region Of £325,000

Swan Drive, Kingshurst, Birmingham, B37 6AU

**** MODERN BUILD ** THREE STOREY ** GARAGE ** DRIVEWAY ** NO CHAIN ** 4 BEDROOMS ****

If you are looking for a modern style property situated in a tucked away location then this could be the one for you. This semi-detached property offers a front garden area, TANDEM DRIVEWAY providing off road parking for multiple vehicles and access to the DETACHED GARAGE. Once inside the property there are three floors, the first floor consists of an entrance hallway, GUEST WC, kitchen/diner, and lounge to the rear of the property with a MEDIA WALL. To the first floor there are THREE BEDROOMS (two doubles and a single) and a FAMILY BATHROOM. To the second floor there is the main bedroom (giving a grand total of FOUR BEDROOMS) with the benefit of a SHOWER ROOM EN-SUITE. The property is being offered with NO UPWARD CHAIN. Energy Efficiency Rating:- B

Front Garden/Driveway

Hedge perimeter to the front of the garden laid mainly to lawn, and an outside tap below the kitchen window. Tarmac tandem driveway to the side of the property allowing access to the detached garage area and the access gate allowing access to the rear garden area. Composite door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing area, doors to:-

Downstairs Guest WC

5'7" x 2'9" (1.70m x 0.84m)

Suite comprised of a low flush WC and a pedestal wash hand basin. Partly tiled walls, tile flooring, radiator, and a double glazed window to the front.

Kitchen/Dining Room

11'8" x 9'2" (3.56m x 2.79m)

Range of wall mounted and floor standing base units with a work surface over with matching up-stands, incorporating a stainless steel effect one and a half sink and drainer unit with a mixer tap over. Appliances built in consist of a Zanussi eye level oven, with a Zanussi gas hob over, and a Zanussi stainless steel effect extractor above. Concealed boiler within a matching unit,

plumbing for a washing machine, and tiling to the floor area. Radiator, and a double glazed window to the front.

Lounge

16'2" x 12'11" (4.93m x 3.94m)

Double glazed window to the rear, double glazed French doors also to the rear allowing access to the rear garden area. Media wall with various niches to house a fire, TV, boom speaker, and ornaments with lighting.

FIRST FLOOR

Landing

Stairs rising to the second floor landing area, double glazed window to the side and a storage cupboard housing the hot water tank. Doors to:-

Bedroom Two

12'5" x 9'1" (3.78m x 2.77m)

Double glazed window to the rear, and a radiator.

Bedroom Three

12'2" max 9'3" min x 9'11" max 6'3" min (3.71m max 2.82m min x 3.02m max 1.91m min)

Double glazed window to the front and a radiator.

Bedroom Four

9'1" x 6'8" (2.77m x 2.03m)

Double glazed window to the rear and a radiator.

Family Bathroom

6'9" x 5'8" (2.06m x 1.73m)

Suite comprised of a panelled bath, low flush WC and a pedestal wash hand basin. Radiator, partly tiled walls, extractor to an outer wall, tiling to the floor area and a double glazed window to the front.

SECOND FLOOR

Landing

Door to:-

Bedroom One

18'3" max 8'2" min x 16'1" max 9'7" min (5.56m max 2.49m min x 4.90m max 2.92m min)

Double glazed dormer style window to the front, and a double glazed sky light to the rear. Two radiators, loft access via the hatch area, bulkhead area. Door to the side into:-

En-Suite Shower Room

Suite comprised of a shower cubicle with a pivot style door, and a boiler fed rainfall shower over with a detachable further shower head



incorporated. Low flush WC, and a pedestal wash hand basin. Partly tiled walls, tiling to the floor area, radiator, extractor fan to the outer wall, and a double glazed sky light window to the rear.

OUTSIDE

Rear Garden

Mixture of wall and fence borders with an access gate to the side allowing access to/from the tandem driveway area. The garden has a paved patio area leading to a garden laid mainly to lawn.

Garage

The garage is detached and has an up and over door to the front.

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 - 12 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 - 220 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 in-home
O2 Good outdoor
3 Good outdoor
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 84%
Three 86%
Voda 91%
Performance scores should be considered as a guide since there can be local variations.

