

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Alderson Road, Alum Rock, Birmingham, B8 3BP

Offers In The Region Of £200,000



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**** THREE BEDROOMS ** TWO RECEPTION ROOMS ** DOWNSTAIRS BATHROOM ****

This mid-terrace property consists of a paved fore garden, entrance porch, entrance hallway, TWO RECEPTION ROOMS, a kitchen, a downstairs bathroom and a private rear garden. To the first floor there are THREE BEDROOMS. Energy Efficiency Rating- Awaiting

Front Garden

Low wall border to the front of the paved front garden area with an access gate giving access from the public footpath. UPVC door giving access to:-

Entrance Porch

5'3" x 2'11" (1.60m x 0.89m)

Double glazed window to the front and to the side, wood effect flooring and an internal door to:-

Entrance Hallway

7'11" x 2'11" (2.41m x 0.89m)

Radiator, wood effect flooring and a decorative dado rail to the walls. Doors to:-

Reception Room One

13'2" into bay 11'2" to wall x 8'8" (4.01m into bay 3.40m to wall x 2.64m)

Double glazed box bay to the front, radiator, wood effect flooring, and a decorative dado rail to the walls

Inner Hallway

Door to the storage cupboard under the stairs and a further door to the rear into:-

Reception Room Two

11'11" x 11'2" (3.63m x 3.40m)

Double glazed window to the rear, radiator, wood effect flooring, and a decorative dado rail to the walls. Door to the stairs and a further door allowing access to:-

Kitchen

10'7" x 6'7" (3.23m x 2.01m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Wall mountd boiler, plumbing for a washing machine, and an extractor canopy over the hood area. Partly tiled walls, tiling to the floor area,, and a double glazed window to the side. Opening to a further inner hallway

Further Inner Hallway

5'9" x 2'11" (1.75m x 0.89m)

single glazed door to the side allowing access to the rear garden area, tiling to the walls and floor area. Loft access via the

hatch area, and a further internal door to the rear into:-

Bathroom

7'3" x 5'11" (2.21m x 1.80m)

Suite comprised of a panelled bath with a mixer tap shower over, low flush WC and a pedestal wash hand basin. Extractor to the wall, tiling to the floor area, tiling to the floor area, ladder style radiator and a double glazed window to the side.

FIRST FLOOR

Landing

Radiator, loft access with a pull down ladder, and doors to:-

Bedroom One

12' x 11'2" (3.66m x 3.40m)

Two double glazed windows to the front, and a radiator.

Bedroom Two

11'2" x 8'11" (3.40m x 2.72m)

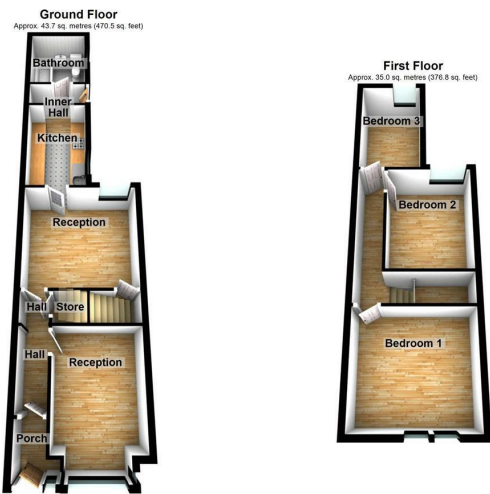
Double glazed window to the rear, opening over the stairs,



Bedroom Three
10'1" x 6'8" (3.07m x 2.03m)
Double glazed window to the rear,
and a radiator.

OUTSIDE

Rear Garden
Paved rear garden with a fence
perimeter incorporating an access
gate to the rear into the communal
walkway



Total area: approx. 78.7 sq. metres (847.3 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plans produced using PlanUp.

