

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Mickleover Road, Ward End, Birmingham, B8 2ND

Offers Over £260,000



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Mickleover Road, Ward End, Birmingham, B8 2ND

\*\* NO UPWARD CHAIN \*\* THREE RECEPTION ROOMS \*\* THREE BEDROOMS \*\* DRIVEWAY \*\*

This semi-detached property is being offered with NO UPWARD CHAIN, and offers a DRIVEWAY providing off road parking for multiple vehicles, entrance hallway, THREE RECEPTION ROOMS - YES THREE NOT TWO, a GALLEY KITCHEN, utility room with washing facilities, DOWNSTAIRS WC, and a private rear garden to the ground floor. To the first floor there are THREE BEDROOMS (two doubles and one single) and a family bathroom. The property offers further potential as shown via the neighbouring properties. Energy Efficiency Rating :- D

### Front Garden/Driveway

Low wall to one side, privet to the front of the paved driveway providing off road parking for multiple vehicles. Double glazed door allowing access to:-

### Entrance Hallway

15'11" x 6' (4.85m x 1.83m )

Stairs rising to the first floor landing area with a storage cupboard below housing a single window to the side into the kitchen area. Wood effect flooring, radiator, a double glazed window to the side and doors to:-

### Reception Room One

14'3" into bay 12'5" to wall x 10' (4.27m'0.91m" into bay 3.66m'1.52m" to wall x 3.05m)

Double glazed angled bay window to the front, radiator, and a wood effect fireplace with a tiled back.

### Reception Room Two

12' x 10' (3.66m' x 3.05m')

Double glazed windows either side of the double glazed door allowing access to the rear garden. Radiator, and a fan light to the ceiling.

### Reception Room Three

15'7" x 7'9" max 5'11" min (4.57m'2.13m" x 2.13m'2.74m" max 1.52m'3.35m" min )

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

### Utility Room

14'11" x 5'7" max 2'7" min (4.27m'3.35m" x 1.52m'2.13m" max 0.61m'2.13m" min )

Wall mounted electric shower, pedestal wash and basin, Quarry style tiling to the floor area. Tiled wall to the shower area, double glazed door to the rear leading to the rear garden area. Door to the front giving access to the kitchen area and a further door allowing access to:-

### Downstairs WC

Low flush WC, panelling to the ceiling area, and tile effect flooring.

### Kitchen

16'5" x 5'6" (4.88m'1.52m" x 1.52m'1.83m" )

Range of wall mounted and floor standing base units with display units incorporated to one wall. Work surface over the units with a sink and drainer unit inset and a mixer tap over., Appliances built in consist of an under unit oven with a gas hob over and extractor above. Plumbing for a washing machine, window to the

side into the under stairs storage cupboard. Partly tiled walls, tile effect flooring, radiator, double glazed window to the front and a double glazed door also to the front giving direction access to the driveway area.

## FIRST FLOOR

### Landing

Loft access via the hatch area, double glazed window to the side, and doors to:-

### Bedroom One

14'7" into bay 12'4" to wall x 9'11" (4.27m'2.13m" into bay 3.66m'1.22m" to wall x 2.74m)

Double glazed angled bay window to the front, and a radiator.

### Bedroom Two

12' x 10' (3.66m' x 3.05m')

Double glazed window to the rear, and a radiator.

### Bedroom Three

7'8" x 5'11" (2.13m'2.44m" x 1.52m'3.35m")

Double glazed angled bow window to the front and a radiator.



## Bathroom

**8'6" x 5'11" (2.44m x 1.83m x 1.52m x 3.35m )**

Suite comprised of a panelled bath with an electric shower over, low flush WC, and a pedestal wash hand basin. Ladder style radiator, storage cupboard housing the boiler, and panelling to the ceiling with a chrome effect trim. Partly tiled walls with a chrome effect trim, wood effect flooring, and a double glazed window to the rear.

## OUTSIDE

### Rear Garden

Paved patio area with a fence divide leading to a garden laid mainly to lawn, privet borders to either side and to the rear, and a timber shed.

### Flood Risk

Surface Water

Yearly Chance - Very Low

Yearly Chance between 2040-2060 - Very Low

Low

Rivers & Seas

Yearly Chance - Very Low

Yearly Chance between 2036 - 2069 - Very Low

Low

### OfCom Broadband

STANDARD - Highest available download speed - 11 Mbps. Highest available upload speed - 1 Mbps - Availability Good

SUPERFAST Highest available download speed - - Highest available upload speed -

-  
ULTRAFast- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

### OfCom Mobile

Ofcom Mobile Coverage

Results for

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

O2 Good outdoor and in-home

3 Good outdoor, and in-home

Vodafone Good outdoor and 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.

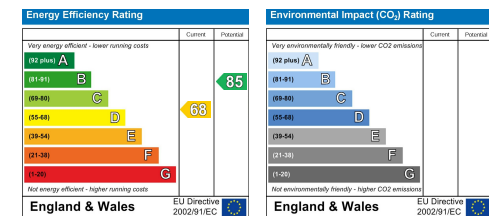
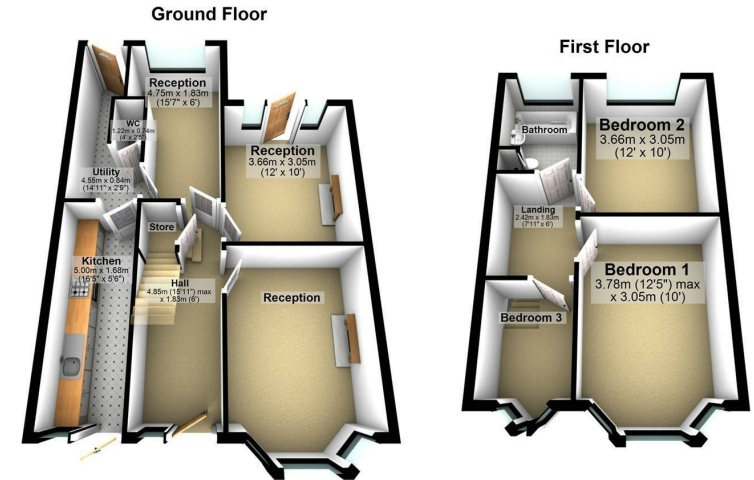
EE- 90%

O2 85%

Three 77%

Voda 85%

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



# PRIME ESTATES

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