

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rivermead Park, Buckland End/Shard End, Birmingham, B34 6HH

Offers In The Region Of £265,000



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**** DETACHED ** CORNER PLOT ** DRIVEWAY ** MASSES OF POTENTIAL ** GREAT SIZE PLOT ****

This DETACHED property is situated on a CORNER PLOT where it is not overlooked or has a tapering garden, the garden is a great size and offers further potential to the property subject to permissions. This modern style detached property currently benefits from a GOOD SIZE DRIVEWAY to the front able to accommodate multiple vehicles, enclosed entrance porch, entrance hallway, lounge which has an open entrance to the dining room, which also has an open entrance via Peninsula dividing units to the kitchen area. Conservatory to the rear, built in side entrance to one side and a true size GARAGE to the side also. To the first floor there are THREE BEDROOMS and a family bathroom. The rear garden continues from the rear round to the side creating masses of potential to extend subject to the relevant permissions.
Energy Efficiency Rating:- D

Front Garden/Driveway

Block paved driveway to the front with the ability to accommodate multiple vehicles while giving access to the garage area via the electric roller door. Access door to the side of the garage into the built in side entrance area, wall mounted lantern style light to the side of the double glazed French doors allowing access to:-

Entrance Porch

4' x 2'1" (1.22m x 0.64m)

Enclosed entrance porch with decorative panelling to the ceiling, a double glazed window to the side of the double glazed door allowing access into:-

Entrance Hallway

Stairs rising to the first floor landing, radiator and internal door to:-

Lounge

14'7" x 11'8" (max) 8'11" (min) (4.45m x 3.56m (max) 2.72m (min))

Double glazed bow window to the front, decorative coving finish to the ceiling, radiator, and a single glazed window over the entrance door allowing light to filter to/from the entrance hallway. Modern style fire surround with a gas coal effect fire inset and decorative panelling to the wall, open plan to the rear into:-

Dining Room

8'10" x 7'10" (2.69m x 2.39m)

Sliding double glazed doors to the rear allowing access to/from the conservatory area. Open plan to the side into:-

Kitchen

8'4" x 7'6" (2.54m x 2.29m)

Range of wall mounted and floor standing base units with a set of Peninsula units creating a divide to one side where the open plan dining room is situated. Work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit double oven with a gas hob over and an extractor canopy above. Plumbing for a washing machine, with further plumbing for a dishwasher, and an alcove to house a fridge freezer. Partly tiled walls, tiling to the floor area, double glazed window to the rear, storage cupboard under the stairs and a further double glazed door allowing access to the side entrance area.

Conservatory

8'8" x 8'6" (2.64m x 2.59m)

Partly brick built with double glazed window over incorporating opening windows to the rear and to either side. Double glazed French doors to the side allowing access to/from the rear garden area, and wood effect flooring.

Side Entrance Area

18'9" x 8'4" (5.72m x 2.54m)

The utility meters are housed in this area, lighting, electrical sockets and a paved floor. Door to the front to/from the front driveway area, and a further door to the rear to/from the rear garden area. Internal access to this area is via the kitchen.

Garage

18'9" x 8'2" (5.72m x 2.49m)

Roller door to the front from/to the front driveway area, personal door to the rear to/from the rear garden area, electrical supply, and lighting.

FIRST FLOOR

Landing

Storage cupboard, loft hatch area, and a double glazed window to the side. Doors with single glazed windows over allowing light to filter through to:-

Bedroom One

12'5" x 8'5" (3.78m x 2.57m)

Double glazed window to the front, radiator and fitted bedroom units consisting of a double wardrobe to one side, a single wardrobe either side of the bed area with five over head units above the bed area, a bedside table with two drawers below either side of the bed and a matching headboard.

Bedroom Two

9'9" x 8'1" (2.97m x 2.46m)

Double glazed window to the rear, and a radiator.

Bedroom Three

9'3" x 6' (2.82m x 1.83m)

Double glazed window to the front, radiator, and a fitted double wardrobe built over the bulkhead of the staircase area.



Bathroom

6'5" x 5'5" (1.96m x 1.65m)

Suite comprised of a P-Shaped bath with a curved shower screen to the side, mixer tap over and a boiler fed shower above. Low flush WC, and a pedestal wash hand basin. Radiator, tiling to eh walls with a decorative dado effect tile inset, wood effect flooring and a double glazed window to the rear.

OUTSIDE

Rear Garden

Fence perimeters surrounding a garden consisting of a paved patio area with a paved pathway allowing access to the side garden area and the garden laid mainly to lawn with a mixture of stone covering shaped flower bed areas, and open soil flower bed areas which have been well maintained and are well established. The main patio area also is accessed via the conservatory, side entrance area, or rear of the garage. The pathway allows access to:-

Side Garden

Garden laid mainly to lawn with mature shrubbery and fence perimeters, further paved patio area currently housing a timber built storage shed.

OfCom Mobile

Ofcom Mobile Coverage
Results for 2 Rivermead Park

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 and variable in-home
3 Good outdoor, variable in-home
Vodafone Good outdoor and variable in-home

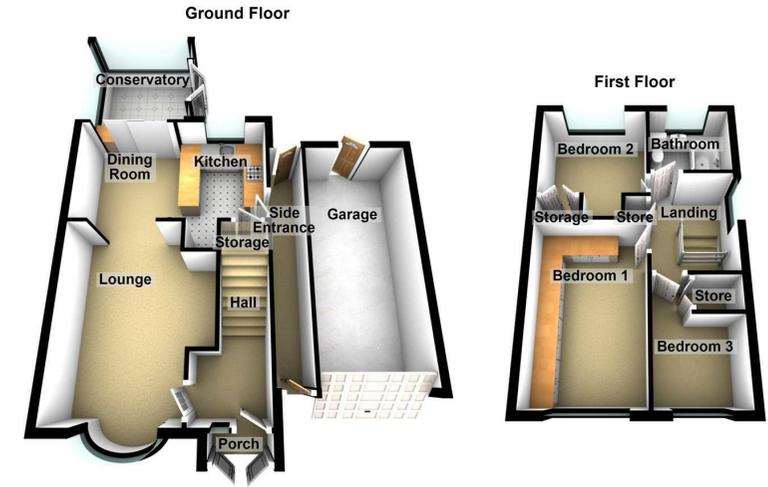
Performance across your postal district

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.

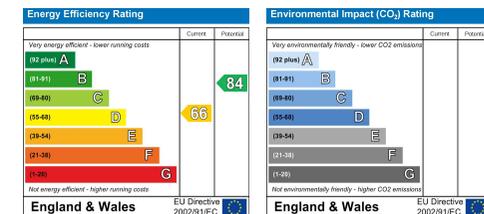
O2- 76%
Vodafone 79%
Three 78%
EE 83%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 14 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 853 Mbps - Highest available upload speed - 13 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good



This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.



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