

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Eileen Gardens, Kingshurst, Birmingham, B37 6NL

Offers Over £300,000



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**\*\* NO UPWARD CHAIN \*\* GARAGE \*\* THREE BEDROOMS \*\* TWO RECEPTIONS \*\***

This three bedroom semi-detached property is in a lovely location within the Kingshurst area, and has an off road parking space, front garden area, shared access driveway, detached in-line rear garage and a private rear garden to its surroundings. Internally the property offers an ENCLOSED entrance porch, entrance hallway, TWO RECEPTIONS ROOMS, one being open plan to the kitchen area, and a sun room to the ground floor. TO the first floor there are THREE BEDROOMS and a family bathroom. Energy Efficiency Rating:- Awaiting

### **Approach**

The property is approached via a front driveway area leading to:-

### **Front Garden**

Shared access driveway with the neighbouring property allowing access to the in-line rear garage area. Garden laid mainly to lawn and a paved pathway leading to the double glazed door allowing access to:-

### **Entrance Porch**

**5'1" x 2'8" (1.55m x 0.81m)**

Enclosed entrance porch with double glazed window to the front just to the side of the entrance door, double glazed door to the rear again with a window to the side and above leading through to:-

### **Entrance Hallway**

**15'7" x 5'7" (4.75m x 1.70m)**

Stairs rising to the first floor landing area with two storage cupboards below, one housing a window to the side. Radiator, coving finish to the ceiling and doors to:-

### **Reception Room**

**15'4" x 10'2" (4.67m x 3.10m)**

Double glazed window to the front. coving finish to the ceiling, and a radiator. Feature coal design

gas fire inset to the wall with a floating effect marble style hearth.

### **Reception Room**

**12'11" x 9'5" (3.94m x 2.87m)**

Window to the rear through to the sun room area, radiator, coving finish to the ceiling area, wood effect flooring. Open plan to the side into:-

### **Kitchen**

**9'5" x 6'4" (2.87m x 1.93m)**

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. Plumbing for a washing machine, stainless steel effect extractor over the cooker area. Partly tiled walls, wood effect flooring extending through from the reception room area. Double glazed window to the side, single glazed window to the rear, and a glazed door also to the rear leading through to:-

### **Sun Room**

**13'2" x 5'8" (4.01m x 1.73m)**

Timber constructed sun room to the rear of the property with windows to the rear and to the side, lighting, electric supply, and a door to the side allowing access to/from the rear garden area.

### **Landing**

Double glazed window to the side, coving finish to the ceiling, loft access via the hatch area and a storage/airing cupboard situated over the stairs housing the boiler. Doors to:-

### **Bedroom One**

**12' x 10'2" (3.66m x 3.10m)**

Double glazed window to the front, radiator, and fitted wardrobes to one wall with three sliding access doors, one is mirrored.

### **Bedroom Two**

**12'11" x 9'5" (3.94m x 2.87m)**

Double glazed window to the rear, and a radiator.

### **Bedroom Three**

**9'6" x 6'4" (2.90m x 1.93m)**

Double glazed window to the rear and a radiator.

### **Bathroom**

**5'7" x 6'5" (1.70m x 1.96m)**

Suite comprised of a panelled bath with a boiler fed shower over, low flush WC and a pedestal wash hand basin. Radiator, partly tiled and partly wooden paneling to the walls, double glazed window to the side and a further double glazed window to the front creating a dual aspect room.

## **FIRST FLOOR**



## OUTSIDE

### Garage

The garage is an in-line rear garaged accessed via the shared driveway with the neighbouring property, and has a up and over door to the front.

### Rear Garden

Fence borders with an access gate to the side allowing access to the shared driveway area. Paved area with steps leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders.

### 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 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, variable in-home  
Vodafone Good outdoor

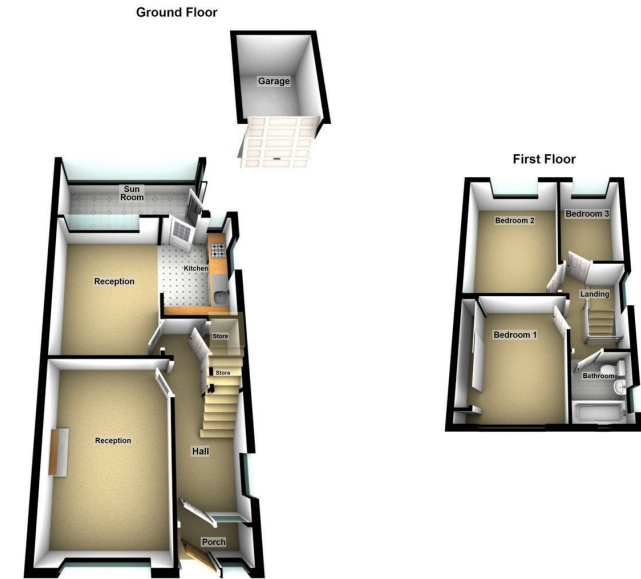
Performance across your postal district

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 83%  
Three 83%  
Voda 79%  
Performance scores should be considered as a guide since there can be local variations.

### OfCom Broadband

STANDARD - Highest available download speed - 9 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good  
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good  
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(28-34) <b>E</b>		
(21-27) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2006/91/EC	