



Asking Price £180,000

Appledorne Gardens, Shard End, Birmingham, B34 6TN

**** NO UPWARD CHAIN ** THREE BEDROOMS ** DRIVEWAY ** GUEST WC ** NEEDS WORK ****

This semi-detached property is being offered with NO UPWARD CHAIN and is situated in a cul-de-sac location. The property consists of a DRIVEWAY to the front and a front garden to the side of the driveway. Enclosed entrance porch, entrance hallway, DOWNSTAIRS WC, lounge, kitchen/diner, and a private rear garden to the ground floor. To the first floor there are THREE BEDROOMS and a family bathroom. Energy Efficiency Rating:- D

Front Garden

Garden laid mainly to lawn to the side of the tandem style driveway allowing off road parking for two vehicles. Double glazed door situated on a side position allowing access to:-

Entrance Porch

6' x 4'10" (1.83m x 1.47m)

Enclosed entrance porch with a double glazed window to the front, two storage cupboards one housing the meters. Tiling to the floor area, further double glazed window to the side and a further double glazed door allowing access to:-

Entrance Hallway

12'7" x 5'8" (3.84m x 1.73m)

Stairs rising to the first floor landing area with an open space below, wood effect flooring, radiator (we have not been able to verify the item working due to utilities being switched off) and a storage cupboard. Doors to:-

Downstairs WC

5'8" x 2'9" (1.73m x 0.84m)

Suite comprised of a low flush wc and a wash hand basin inset to a vanity unit providing storage below. (we have not been able to verify the items working due to utilities being switched off)

Lounge

17'7" x 10'7" (5.36m x 3.23m)

Double glazed bow window to the front, radiator (we have not been able to verify the item working due to utilities being switched off), wood effect flooring and a brick effect fireplace area extending to either side and into both corners.

Kitchen/Dining Room

15'6" x 11'3" max 8'11" min (4.72m x 3.43m max 2.72m min)

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. Partly tiled walls, tiling to the floor area, and plumbing for a washing machine. Radiator (we have not been able to verify the items working due to utilities being switched off), coving finish to the ceiling, storage cupboard housing the boiler (we have not been able to verify the item working due to utilities being switched off) double glazed window to the rear in the kitchen area, a further double glazed window to the rear in the dining room area and a double glazed door also to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Storage cupboard housing the water tank (we have not been able to verify the item working due to utilities being switched off), walk in storage area, and a double glazed window to the front.

Bedroom One

12' x 11'7" (3.66m x 3.53m)

Double glazed window to the rear, and wood effect flooring

Bedroom Two

14'5" x 7'10" (4.39m x 2.39m)

Double glazed window to the rear, and wood effect flooring

Bedroom Three

11'8" x 6'6" (3.56m x 1.98m)

Double glazed window to the rear

Bathroom

6'6" x 5'10" (1.98m x 1.78m)

Suite comprised of a tiled bath, low flush WC, and a pedestal wash hand basin (we have not been able to verify the item working due to utilities being switched off). Partly tiled walls, double glazed window to the front, and a radiator (we have not been able to verify the item working due to utilities being switched off)

OUTSIDE

Rear Garden

Paved patio area leading to a lower tier paved pathway giving access to the side entrance gate within the fence perimeters. Low wall divide from the patio area to the garden laid mainly to lawn, and a brick built storage shed.

Disclaimer

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

We understand that the following mains services are available - gas, electricity, water and drainage.

Appliances - We have not been able to verify the item working due to utilities being switched off.



OfCom Broadband

STANDARD - Highest available download speed - 15 Mbps. Highest available upload speed - 1 Mbps - Availability Good
 SUPERFAST Highest available download speed - -- Mbps - Highest available upload speed - -- Mbps - NO AVAILABILITY
 ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

OfCom Mobile

Ofcom Mobile Coverage
 Results for 1 Appledorne Gardens

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 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.

O2- 74%
 Vodafone 78%
 Three 76%
 EE 82%
 Performance scores should be considered as a guide since there can be local variations.

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

