PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Hurst Lane, Shard End, Birmingham, B34 7HE

Offers Over £200,000

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** NO UPWARD CHAIN ** DRIVEWAY ** TWO/THREE BEDROOMS ** UPSTAIRS BATHROOM **

This mid-terrace property is an ex-council property, therefore good size rooms. The property consists of a PRIVATE DRIVEWAY, entrance hallway, lounge which is open plan to the dining area, kitchen, built-in side entrance which gives access to the storage and to the rear garden area. To the first floor there are TWO/THREE bedrooms as the original main bedroom has ben divided to create two rooms BUT the access is currently through one to get to the other. The family bathroom is situated to the first floor. Energy Efficiency Rating:- Awaiting.

Front Garden

Fnce border to one side, open to the other side allowing shared access to the shared side entrance area. Block paved driveway providing off road parking for two vehicles, double glazed door to:-

Entrance Hallway

11'6" x 5'9" (3.51m x 1.75m)

Stairs rising to the first floor landing area with open space below, storage cupboard housing the utility meters, wood effect flooring and doors to:-

Lounge

12'11" x 11'4" (3.94m x 3.45m)

Double glazed window to the front, radiator, wood effect flooring, modern style fire surround with a stone effect back over hearth with a pebble bed effect electric fire inset. Open plan to:-

Dining Room

8'9" x 8'6" (2.67m x 2.59m)

Double glazed door to the rear allowing access to the rear garden with a matching height double glazed window to one side, radiator, and wood effect flooring.

Kitchen

9'4" x 8'3" (2.84m x 2.51m)

Range of floor standing base units with a work surface over incorporating a stainless steel oval design sink and drainer unit with a mixer tap over. Tiling to the floor area, partly tiled walls, wall mounted boiler and a double glazed window to the rear. Double glazed door to the side into:-

Side Entrance

13' x 3'1" (3.96m x 0.94m)

Door to the front into the shared side entrance area, door to the side into the rear garden area, and a door to the rear allowing access to the storage cupboard.

FIRST FLOOR

Landing

Two storage cupboards, and doors to:-

Bedroom One

11'5" max 9'7" min x 11'6" max 8'7" min (3.48m max 2.92m min x 3.51m max 2.62m min)

Double glazed window to the rear and a radator

Bedroom Two Area Two

9'9" max 6'5" min x 7' (2.97m max 1.96m min x 2.13m)

Double glazed window to the front, radiator, and a raised bed base built over the bulk head of the stairs. Door to the side into:-

Bedroom Two Area Two

10'3" x 9'8" (3.12m x 2.95m)

Double glazed window to the front, radiator, and a decorative niche to one wall for display pr shelving purposes.

Bathroom

9'3" x 5'4" (2.82m x 1.63m)

Suite comprised of a P-Shaped panelled bath with a mixer tap shower over and a curved shower screen to the side. Low flush

WC, and a pedestal wash hand basin. Ladder stye radiator, tiling to the floor area, tiling to the walls with a decorative picture rail tile inset and chrome effect trim. Two double glazed windows to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to the garden aid mainly to lawn with a paved pathway divide. Shed, outside light, fence borders and a brick built storage shed.

Ofcom Mobile

OFcom Mobile Coverage
Results for 144 Hurst Lane

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

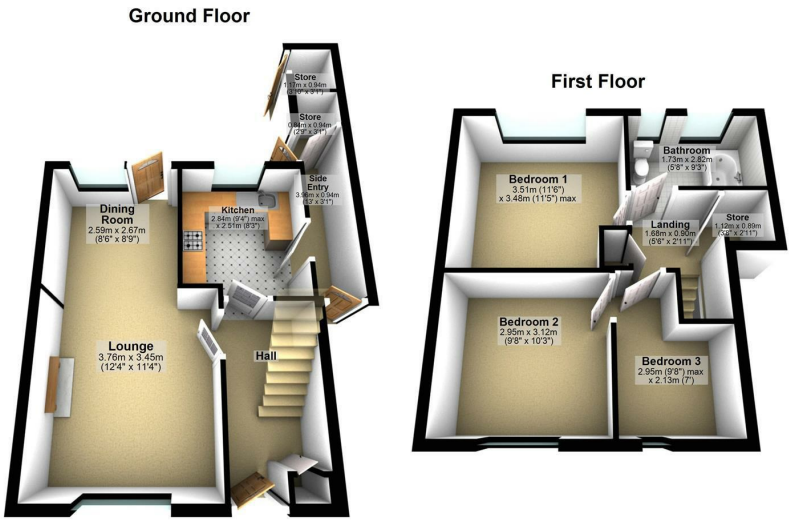
Performance across your postal district

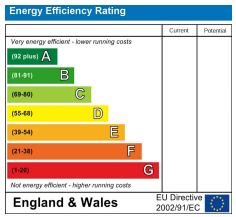
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

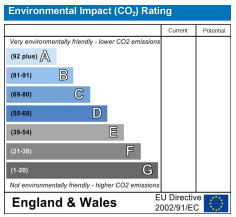
O2- 76%
Vodafone 79%
Three 78%
EE 83%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

OFcom Broadband Coverage
STANDARD - Highest available download speed - 11 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 73 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good







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