



Offers In The Region Of £210,000

Herrick Road, Alum Rock, Birmingham, B8 1NT

**** IMMACULATE THROUGHOUT ** THREE BEDROOMS ** TWO RECEPTIONS ****

This mid-terrace property has been modernised throughout to a very good standard. The property offers a small private front garden area, TWO RECEPTION ROOMS, leading through to an EXTENDED KITCHEN, inner rear hallway area and a DOWNSTAIRS BATHROOM with a separate WC to the side of. To the first floor there are THREE BEDROOMS. The property also benefits from a private rear garden with rear access. Energy Efficiency Rating:- Awaiting

Front Garden

Access gate inset to the low wall borders surrounding the paved and artificial lawn front forecourt area. Canopy cover over the double glazed door into:-

Reception Room One

12'4" int bay 10'11" to wall x 11' (3.76m int bay 3.33m to wall x 3.35m)

Double glazed box bay window to the front, storage cupboards either side housing the utility meters, radiator, wood effect flooring and a glazed door to the rear into:-

Inner Vestibule

3' x 2'8" (0.91m x 0.81m)

Radiator, under stairs storage cupboard and an opening leading to:-

Reception Room Two

12'2" x 11'11" (3.71m x 3.63m)

Double glazed window to the rear into the kitchen area, radiator, wood effect flooring, triple spot lights over the decorative media wall area, internal door allowing access to

the stairs, and a set of double glazed double doors to the rear leading into:-

Kitchen

10'1" x 8'7" (3.07m x 2.62m)

Range of white high gloss effect wall mounted and floor standing base units with a wine rack included, and work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of a five burner gas hob with an oven below, stainless steel effect splash back and extractor over. Plumbing for a washing machine, partly tiled walls, tile effect flooring, and spotlights inset to the ceiling. Double glazed Velux style window to the side, further double glazed window to the side and a double glazed window to the rear. Opening to:-

Inner Rear Vestibule

Tile effect flooring, radiator, loft access hatch area, doors to the separate WC, bathroom and a further door to the side allowing access to the rear garden area.

Bathroom

6'4" x 4'11" (1.93m x 1.50m)

Suite comprised of a panelled bath with a mixer tap shower over, and a wash hand basin inset to a vanity unit. Tile effect flooring, tile effect walls, radiator, extractor fan to one wall and a double glazed window to the rear.

WC

6'4" x 2'2" (1.93m x 0.66m)

Low flush WC, tiled walls with a decorative dado tile inset, tile effect flooring and a double glazed window to the rear.

FIRST FLOOR

Landing

Loft access hatch area, radiator, and doors to:-

Bedroom One

11'1" x 10'11" (3.38m x 3.33m)

Double glazed window to the front and a radiator. Triple spotlights to one wall and a fan light to the ceiling.



Bedroom Two

12'3" x 8' (3.73m x 2.44m)

Double glazed window to the rear, radiator, wood effect flooring, and a built in wardrobe situated over the stairs area.

Bedroom Three

12'6" max 8'9" min x 5'8" (3.81m max
2.67m min x 1.73m)

Double glazed window to the rear, loft access hatch area.

OUTSIDE

Rear Garden

Paved pathway leading to the steps and a low wall retaining divide to a garden laid mainly to artificial lawn with fence borders surrounding, a shed, and an access gate to the rear into the communal shared entrance/walkway area.



Total area: approx. 74.6 sq. metres (802.5 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanitUp.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			