

# PRIME ESTATES

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## Bradley Road, Birmingham | Offers Over £140,000

**\*\* ONE BEDROOM BUNGALOW \* PRIVATE DRIVEWAY \* PRIVATE REAR GARDEN \* NO CHAIN \*\***

This end terraced bungalow is situated in SHARD END and is being offered with NO CHAIN. The property has the benefit of a private gated driveway for multiple vehicles, and a shared gated entrance with the neighbouring bungalow leading to a private rear garden area. The building itself has an entrance porch, entrance hallway, lounge which is currently open plan to the bedroom area (will require a stud wall to re-divide the two areas) kitchen, shower room and multiple storage areas.

Energy Efficiency Rating:- B

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### Front Garden/Driveway

Mixture of gravel boards and posts with further decorative Wrought Iron design railings incorporated to the rear of the front garden area also benefitting from a single access gate positioned towards the rear. Further double vehicular access gates to the front allowing access to the block paved driveway/garden area providing off road parking for multiple vehicles.

### Shared Access

There is a shared paved pathway to the rear of the driveway area, which continues through a shared archway area with an access gate incorporated to a rear shared access area. Decorative Wrought iron double gate and a further single gate leading into the private rear garden area. The property is accessed via the rear garden area and secure gate over the UPVC door giving access to:-

### Entrance Hallway

Radiator, three storage cupboards, loft access via the hatch area, and wood effect flooring. Doors or openings to:-

### Lounge

12'9". x 10'1" (3.89m. x 3.07m)

Two double glazed windows to the front,

radiator, and a wooden fire surround with a tiled back over hearth and a coal effect gas fire. Wood effect flooring, opening to/from the entrance hallway, and a further opening to the side into:-

### Bedroom

10'1" x 6'7" (3.07m x 2.01m)

Double glazed windows to the front and to the side, radiator, fan light to the ceiling and the wood effect flooring continuing from the lounge area.

### Kitchen

8'9" x 6'10" (2.67m x 2.08m )

Range of wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap. Plumbing for a washing machine, partly tiled walls, radiator, and a double glazed window to the rear. Storage cupboard 4'9" x 2' with a cold shelf and further shelving to the walls.

### Shower Room

5'11" x 5'5" (1.80m x 1.65m)

Suite comprised of a double walk in shower area with a shower unit incorporated, low flush WC and a pedestal wash hand basin with ornate design taps over. Tiling to the walls with a decorative dado tile inset, ladder style radiator, and a double glazed window to the rear.

### OUTSIDE

### Rear Garden

Paved patio area leading to a paved pathway divide to the garden laid mainly to lawn. Decorative pond area to one side, and a fence divide leading to a further rear garden area consisting of mature shrubbery, lawn or soil areas. Outside light, outside tap, and a mixture of fence borders with the decorative wrought iron gate system to the shared entrance area. Brick built storage area (aprox 7' x 4'11") with a double glazed window to the front.

Ground Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	93		

  

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	