PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Birmingham Road, Bacons End, Birmingham, B37 6RB
Offers Over £300,000

Offers Over £300,000

Birmingham Road, Bacons End, Birmingham, B37 6RB

** NO UPWARD CHAIN ** GATED DRIVEWAY ** SET OFF THE ROAD ** THREE BEDROOMS **

If you are looking for a blank canvas to sink your teeth into and adapt for your own style and needs in a family home then this is the one for you. GREAT LOCATION as it is set off the road via a service road giving access to this property and a few neighbouring properties. GATED DRIVEWAY for MULTIPLE VEHICLES creating additional security. The property currently consist of an enclosed entrance porch, entrance hallway, TWO RECEPTIONS, an EXTENDED kitchen/dining room, an OUTSIDE WC which is great for family get togethers, children playing in the garden, or garden parties, and a single side garage creating further potential for conversion or extensions. To the first floor there are THREE BEDROOMS, a family bath/shower room and a separate WC for convenience. The rear garden is a great FAMILY SIZE REAR GARDEN that seems to go on forever also providing for potential for a summer house, or extensions without loss of a garden. Energy Efficiency Rating:- D

Approach
The property is approached via the service road on Birmingham Road.

Front Garden/Driveway
Private gated access inset between the wall pillars and perimeter to the front with decorative matching railings over, fence perimeters to either side of the block paved driveway with a decorative circular design inset providing off road parking for multiple vehicles. Access gate to the side of the property allowing direct access through to the rear garden area. Double glazed double doors allowing access to:-

Entrance Porch
6'5" x 2'3" (1.96m x 0.69m)
Enclosed entrance porch, with double glazed windows tot he side and to the front, wall mounted lantern design light, electrical socket, and tiling to the floor area. Decorative panelling to the ceiling area, decorative windows either side and matching the leaded light glazed door allowing access to:-

Entrance Hallway
14'3" x 5'11" (4.34m x 1.80m)
Stairs rising to the first floor landing area with panelling below, radiator, decorative coving finish to the ceiling area and dado rail to the walls. Doors to:-

Reception Room One
13'6 into bay 11'2" to wall x 12'4" (4.11m into bay 3.40m to wall x 3.76m)
Double glazed angled bay window to the front, radiator, decorative coving finish to the ceiling area, and dado rail to the walls.

Reception Room Two
14'6" into bay 12'2" to wall x 12'3" (4.42m into bay 3.71m to wall x 3.73m)
Double glazed windows either side of the bay area with sliding double glazed doors to the rear allowing access to/from the rear garden area. Radiator, decorative coving finish to the ceiling area and dado rail to the walls.

Kitchen/Dining Room
14'10" max 7'6" min x 15'7" x 8'11" min (4.52m max 2.29m min x 4.75m x 2.72m min)
Range of wall mounted and floor standing base units with open corner display units and further glass fronted display units. Tiled work surfaces with a sink and drainer unit inset with a mixer tap over. Extractor over the cooker space area, wall mounted boiler, partly tiled walls, and tiling to the floor area. Double glazed window tot he rear, and a further window to the side. Two radiators, the under stairs storage space is incorporated in the entrance from the hallway to the kitchen creating an open storage space to the right as you enter. Internal door towards the front of the building allowing direct access to the garage area.

FIRST FLOOR

Landing
Loft access via the hatch area, double glazed window to the side situated at the top of the stairs, decorative coving finish to the ceiling and dado rail to the walls. Doors to:-

Bedroom One
14' into bay 11'2" to wall x 11'3" (4.27m into bay 3.40m to wall x 3.43m)
Double glazed angled bay window to the front, radiator, decorative coving finish to the ceiling and dado rail to the walls.

Bedroom Two
12'4" x 12'2" (3.76m x 3.71m)
Double glazed window to the rear, radiator, and a decorative dado rail to the walls. Fitted bedroom units either side of the chimney breast consisting of a double wardrobe with a double over head storage unit either side and a dressing table with a single drawer in between.

Bedroom Three
7'2" x 7' (2.18m x 2.13m)
Double glazed window to the front, radiator, decorative coving finish to the ceiling and dado rail to the walls

Bathroom
7'11" x 6' (2.41m x 1.83m)
Suite comprised of a shower enclosure with an electric shower inset, a tile sided bath, and a pedestal wash hand basin. Tiling to the walls, spotlights inset to the ceiling, radiator, storage cupboard and a double glazed window to the side.

WC
4'11" x 2'7" (1.50m x 0.79m)
Double glazed window to the side, low flush WC, tiling to the floor area, tiling to the walls and a spotlight inset to the ceiling area.

Escalade

OUTSIDE

Garage
Single side garage with double doors to the front allowing access to/from the front garden/driveway, electric supply, lighting, personal door to the rear allowing access through to the kitchen/diner. Further door to the side leading into the side entrance area that can give access to the front garden/driveway and to the rear garden area.

Outside WC
Low flush WC, tiling to the floor area, and a window to the rear of the property into the garden area.

Rear Garden
The rear garden is divided into various areas, and is a larger style rear garden for the area. Fence and privet borders with the access gate to the front giving direct access from the front garden/driveway area. Paved patio area with a decorative circular design paved area inset, garden laid mainly to lawn with mature well established shrubbery and flower bed borders. Raised patio area to one side with decorative balustrade and panels, greenhouse, timber shed, and further garden area beyond the greenhouse, (unfortunately currently in need of a trim so hard to photograph at its best)

OfCom Broadband
STANDARD - Highest available download speed - 10 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 - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability

OfCom Mobile
OFcom Mobile Coverage
Results for Glympton, Birmingham Road

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

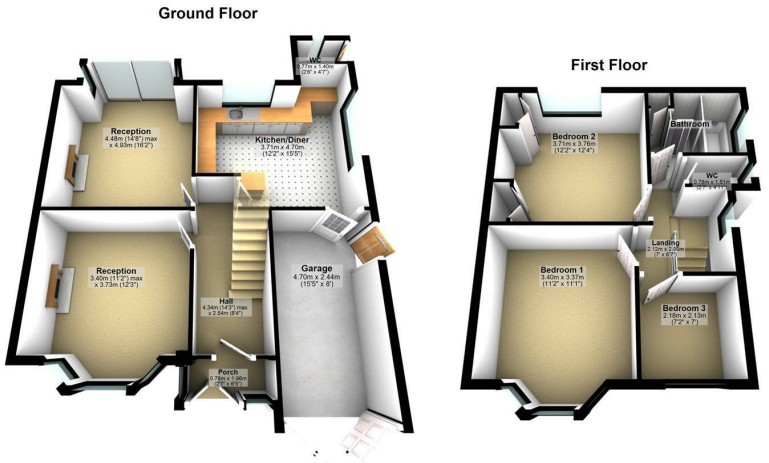
Performance across your postal district

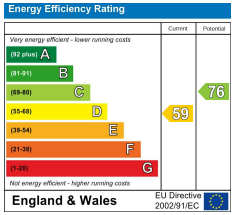
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

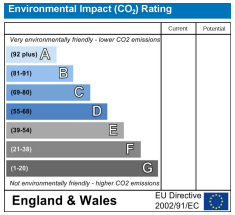
EE- 87%
O2 82%
Three 79%
Voda 87%
Performance scores should be considered as a guide since there can be local variations.

Chance of Flooding
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







PRIME ESTATES
INDEPENDENT ESTATE AGENTS

254 Chester Road, Castle Bromwich, B36 0JE
0121 748 7272
castlebromwich@primeestatesuk.com
www.primeestatesuk.com