PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Bell Lane, Tile Cross, Birmingham, B33 0HS
Offers Around £260,000



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** NO UPWARD CHAIN CAN BE OFFERED ** DETACHED BUNGALOW ** GREAT SIZE PLOT **

If you are looking for a DETACHED property specifically a BUNGALOW then this could be the one for you. The property is situated on a GREAT SIZE PLOT which could offer the right person potential development to the existing build or within the plot area. Currently the property offers a DRIVEWAY for two vehicles with a front garden still remaining to one side, enclosed entrance porch area, entrance hallway, THREE RECEPTION ROOMS (two are open plan to each other) a Galley style kitchen, UTILITY ROOM, TWO DOUBLE BEDROOMS, a SHOWER ROOM, and a generous sized GARAGE. If you love gardening then you will love this rear garden as its a great size, alternatively the garden could easily house a GRANNY/TEENAGERS ANNEX. The bungalow is a great size, has a great layout, but does require some modernisation and refurbishment. Please note the marketing price has already taken into account works required. Energy Efficiency Rating:- D

Front Garden/Driveway

Mixture of wall, fence and privet borders surrounding the front garden consisting of a garden laid mainly to lawn with a block paved driveway to one side. Double glazed door allowing access to:-

Entrance Porch

3'4" x 3'4" (1.02m x 1.02m)

Enclosed entrance porch, ceiling mounted light, storage cupboard housing a utility meter, panelling to the walls and a further glazed door leading to:-

Entrance Hallway (L-Shaped)

10' x 3'4" (3.05m x 1.02m)

Radiator, and doors to:-

Reception Room One

14'9" x 10'8" (4.50m x 3.25m)

Coving finish to the ceiling, radiator, open plan to the rear into:-

Reception Room Two

19'11" x 9' (6.07m x 2.74m)

Double glazed sliding patio doors to the rear into the rear garden area with matching height windows either side. Radiator, coving finish to the ceiling, and a set of glazed double doors into:-

Dining Room

10'6" x 9'3" (3.20m x 2.82m)

Radiator, glazed door giving direct access to the entrance hallway, and a further glazed door to the side leading through to:-

Kitchen

13'10" x 7'1" (4.22m x 2.16m)

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. Radiator, partly tiled walls, tiling to the floor area, double glazed window to the rear, and a glazed door to the side leading into:-

Utility Room

16' x 9'1" (4.88m x 2.77m)

Wall mounted units, work surfaces with plumbing for a washing machine below. Radiator, double glazed window to the rear, double glazed door also to the rear allowing access to the rear garden area. Door to the front allowing access to:-

Garage

14'7" x 8'10" (4.45m x 2.69m)

Single garage with anup and over door to the front, and the benefit of lighting.

Bedroom One

12'4 into bay 9'10" to wall x 11'11" (3.76m into bay 3.00m to wall x 3.63m)

Double glazed angled bay window to the front, and two radiators.

Bedroom Two

12'4" into bay 9'10" to wall x 11'11" (3.76m into bay 3.00m to wall x 3.63m)

Double glazed angled bay window to the front, and two radiators.

Shower Room

7'1" x 5'10" (2.16m x 1.78m)

Suite comprised of a walk in shower area with an electric shower inset, low flush WC and a pedestal wash hand basin. Tile effect flooring, tiling to splash prone areas, extractor to the ceiling area, and a radiator.

OUTSIDE








KEEP
RIGHT
ON

Rear Garden

Block paved patio area with ramped access to reception room two, the remainder of the garden area is laid mainly to lawn with mature shrubbery and fruit trees. Mixture of fence and privet borders, timber shed, outside light and an outside tap.

Risk 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

OfCom Mobile

OFcom Mobile Coverage
Results for

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
O2 Good outdoor and in-home
3 Good outdoor, variable in-home
Vodafone Good outdoor and in-home

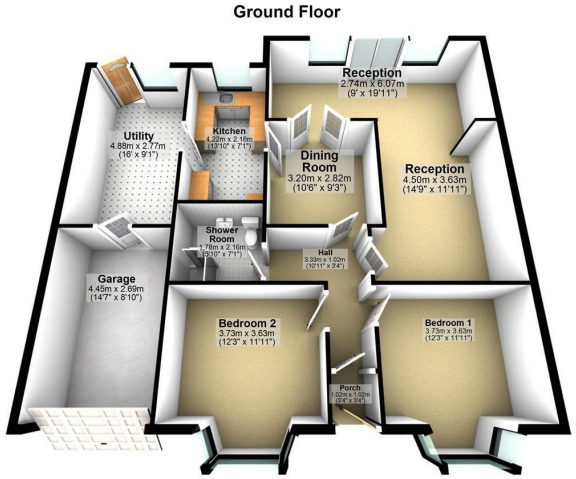
Performance across your postal district

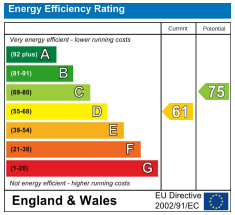
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

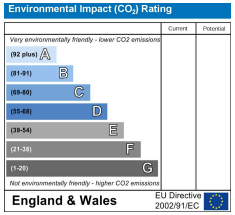
EE- 89%
O2 78%
Three 83%
Voda 79%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 4 Mbps. Highest available upload speed - 0.5 Mbps - Availability Good
SUPERFAST Highest available download speed - 56 Mbps - Highest available upload speed - 14 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good







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