

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Waveney Croft, Smiths Wood, Birmingham, B36 0TD

Offers In The Region Of £190,000



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** NO UPWARD CHAIN ** GARAGE ** DRIVEWAY ** THREE BEDROOMS ** MODERN KITCHEN **

Great size FAMILY HOME situated on a CORNER PLOT within the SMITHS WOOD area. The property is being offered with no upward chain and offers an adaptable family home. The property currently has a DRIVEWAY to the front for two vehicles minimum, ENCLOSED ENTRANCE PORCH, entrance hallway, DOWNSTAIRS WC, a modern fitted kitchen/dining room. The integral garage area is easily adapted into a reception room or further bedroom area, and this is all to the ground floor. To the first floor there is a landing area, great for an office space, the lounge area, and a bedroom. To the second floor there are two further bedrooms and a shower room. The property has a private low maintenance rear garden area. Energy Efficiency Rating:- D

Front Garden/Driveway

Fence borders to the block paved driveway providing off road parking for multiple vehicles. Sliding double glazed patio doors allowing access to:-

Entrance Porch

5'10" x 1'11" (1.52m'3.05m" x 0.30m'3.35m")

Enclosed entrance porch with a wall mounted light and a double glazed door leading to:-

Entrance Hallway

13'11" x 5'10" (3.96m'3.35m" x 1.52m'3.05m")

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

Downstairs WC

5' x 2'10" (1.52m' x 0.61m'3.05m")

Low flush WC, and wood effect flooring.

Kitchen/Dining Room

13'9" x 11'3" (3.96m'2.74m" x 3.35m'0.91m")

Range of sage green shaker style wall mounted and floor standing base units with a wine rack incorporated. Butchers block work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap

over. Appliances built in consist of a Beko oven with a Beko microwave over, Beko gas hob with a stainless steel effect extractor over. Plumbing for a washing machine, partly tiled walls, spotlights inset to the ceiling. Double glazed window to the side, further double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Double glazed window to the front, stairs rising to the second floor landing area, the warm air heating systems main control point. Doors to:-

Lounge

15'1" x 13'9" (4.57m'0.30m" x 3.96m'2.74m")

Double glazed window to the rear.

Bedroom Three

12'3" x 7'8" (3.66m'0.91m" x 2.13m'2.44m")

Double glazed window to the front, decorative beams to the ceiling, and various fitted/built in storage cupboards to one wall.

SECOND FLOOR

Landing

Enlarged loft access hatch area, storage cupboard over the staircase area with double access doors. Doors to:-

Bedroom One

13'9" max 19'8" min x 13'5" (3.96m'2.74m" max 5.79m'2.44m" min x 3.96m'1.52m")

Double glazed window to the front, mirror to one wall, an alcove housing two doubles and over head storage units with triple three drawer chests below.

Bedroom Two

14'9" x 8'2" (4.27m'2.74m" x 2.44m'0.61m")

Double glazed window to the rear.

Shower Room

10'11" x 5'4" (3.05m'3.35m" x 1.52m'1.22m")

Suite comprised of an open fronted walk in shower cubicle with an electric shower inset, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Partly tiled and partly panelled walls, coving finish to the ceiling, spotlights inset to the ceiling and a double glazed window to the rear.

OUTSIDE



Rear Garden

Low maintenance rear garden consisting of fence borders with an access gate to the front allowing access to the front garden area. Block paved rear garden, outside tap, security light, metal shed and a brick built storage shed.

Garage

Up and over door to the front. This area is easily converted into a further reception room or bedroom area with the correct permissions.

Flood Risk

Surface Water

Yearly Chance - Very Low

Yearly Chance between 2040-2060 - Very Low

Very Low

Rivers & Seas

Yearly Chance - Very Low

Yearly Chance between 2036 - 2069 - Very Low

Very Low

OfCom Brodband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good

SUPERFAST Highest available download speed - - Mbps - Highest available upload speed - - Mbps - ULTRAFast- Highest available download

speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

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Results for

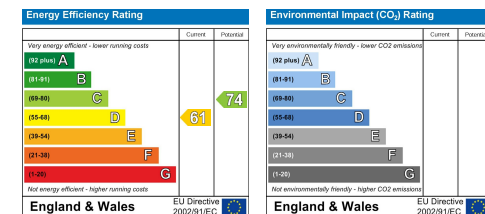
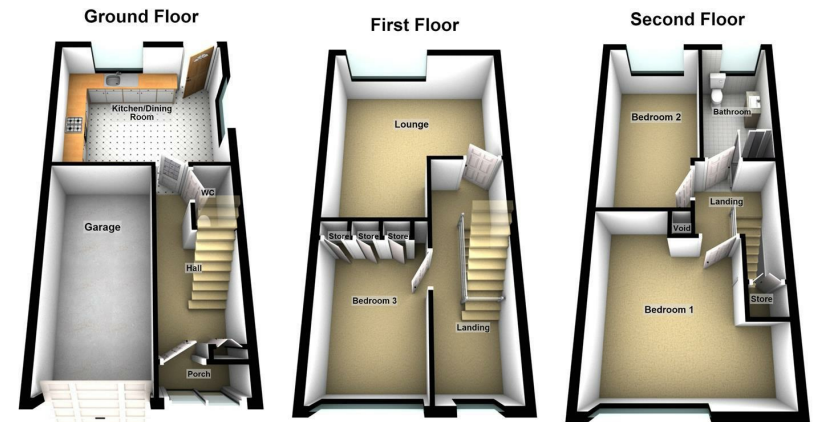
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

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

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 87%
Three 80%
Voda 83%
Performance scores should be considered as a guide since there can be local variations.



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