PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Cole Hall Lane, Bucklands End/Shard End, Birmingham, B34 6HN
Offers Over £130,000

Offers Over £130,000

Cole Hall Lane, Bucklands End/Shard End, Birmingham, B34 6HN

** 50% SHARED OWNERSHIP ** SEMI-DETACHED ** DRIVEWAY ** EN-SUITE SHOWER **
DO NOT MISS OUT - This is a great opportunity to get yourself on the PROPERTY LADDER.

You need to type in your search bar the following:- helptobuyagent2.org.uk or click on the link below and fill in the forms to be eligible for this property. Once you have confirmation of being eligible for the property please call to arrange a viewing - Prime Estates 0121 748 7272

This semi-detached property has the benefit of a driveway for multiple vehicles, canopied entrance porch area, entrance hallway, downstairs guest cloakroom, breakfast kitchen, lounge/dining room, all to the ground floor. To the first floor area there is a spacious landing with two storage cupboards, THREE BEDROOM, one benefitting from a shower room en-suite and a further family bathroom.
Energy Efficiency Rating:- C

SHARED OWNERSHIP INFORMATION

You need to type in your search bar the following:- helptobuyagent2.org.uk or click on the link below and fill in the forms to be eligible for this property. Once you have confirmation of being eligible for the property please call to arrange a viewing - Prime Estates 0121 748 7272

There is currently 87 years remaining on the lease approximately (99 years from 2009)
The rent is £187.38 per month on the remaining 50% share
The Service Charge and Buildings Insurance is £24.00 per month.
TOTAL payment per month of £211.38

Front Garden/Driveway

Decorative iron railings to the front and to one side of a garden laid mainly to lawn with flower bed borders. Tarmac driveway for multiple vehicles, allowing access to the side entry gate giving direct access to/from the rear garden area. Paved pathway giving access to:-

Entrance Porch

Canopied entrance porch area providing shelter over the front door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing, double glazed window to the side, radiator, and wood effect flooring. Doors to:-

Guest Cloakroom

5'3" x 4' (1.60m x 1.22m)

Suite comprised of a low flush WC, and a corner wall mounted wash hand basin. Tiling to splash prone areas, radiator, and a double glazed window to the front.

Lounge/Dining Room

17'6" x 13'2" (5.33m x 4.01m)

Double glazed window to the rear, double glazed French doors to the rear allowing access to the rear garden area, radiator, and an under stairs storage cupboard.

Kitchen/Dining Room

13' x 8'4" (3.96m x 2.54m)

Range of wall mounted and floor standing base units with a roll edge work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consists of an under unit oven with a gas hob over and a stainless steel effect extractor above. Partly tiled walls, wood effect flooring, radiator, spotlights inset to the ceiling, plumbing for a washing machine and a double glazed window to the front.

FIRST FLOOR

Landing

Two storage cupboards (one housing the boiler) and a double glazed window to the side. Doors to:-

Bedroom One

10'8" x 10'4" (3.25m x 3.15m)

Double glazed window to the rear, and a radiator. Door to:-

En-Suite Shower Room

8'8" x 3'2" (2.64m x 0.97m)

Suite comprised of a shower cubicle with an electric shower inset, a low flush WC, wash hand basin inset to a vanity unit providing storage below. Panelling to splash prone areas, flat design ladder style radiator, spotlights inset to the ceiling, and a shaver point. Extractor fan to the ceiling, and tile effect flooring.

Bedroom Two

12' x 9'3" (plus door recess) (3.66m x 2.82m (plus door recess))

Double glazed window to the front, radiator, and a loft access hatch which leads to the part boarded loft area.

Bedroom Three

8'8" x 7'10" (2.64m x 2.39m)

Double glazed window to the front, and a radiator.

Family Bathroom

6'10" x 5'5" (2.08m x 1.65m)

Suite comprised of a panelled bath with a boiler fed shower over consisting of a rainfall over head and further detachable shower head. Concealed flush WC, and a wash hand basin inset to a vanity unit providing storage below. Shaver point, marble effect panelling to the walls, extending into the window re-cess and window sill area. Spotlights inset to the ceiling, radiator, tile effect flooring and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area extending to the side allowing access to the front entry gate, garden laid mainly to lawn with fence borders surrounding and a garden storage shed.

Flood Risk

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

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 and variable in-home

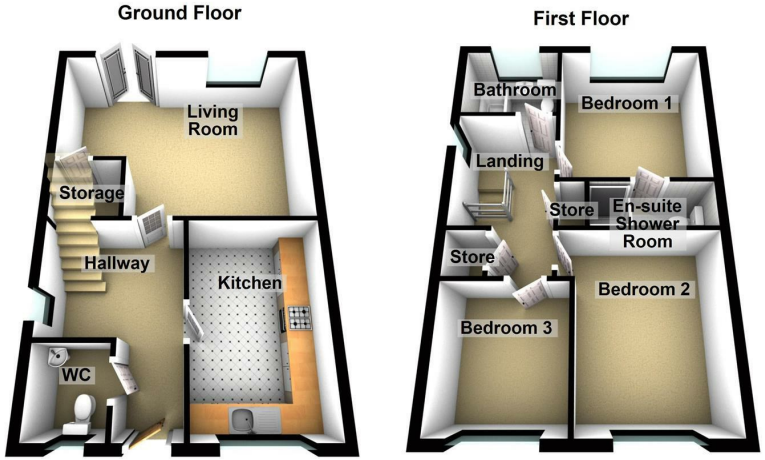
Performance across your postal district

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.

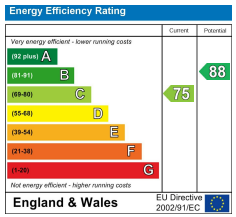
EE- 84%
O2 78%
Three 82%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

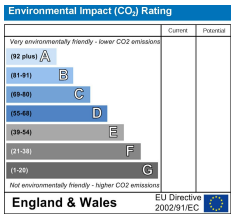
OfCom Broadband

STANDARD - Highest available download speed - 15 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 74 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good



This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.





PRIME ESTATES
INDEPENDENT ESTATE AGENTS

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