PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Auckland Drive, Smiths Wood, Birmingham, B36 0SN
Offers In The Region Of £240,000



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** NO WORK REQUIRED ** OUTSIDE OFFICE/SUMMER HOUSE ** THREE BEDROOMS **

This end terrace property which is situated on a corner plot has been modernised throughout so therefore requires no work. The property offers a driveway to the front/side, with a further parking space behind secure gates within the side/rear garden area. You enter the property through the enclosed ENTRANCE PORCH leading to the entrance hallway which gives access to the lounge area, and the Wren kitchen/dining room area. To the first floor there are THREE BEDROOMS and a family bathroom. The property also has the benefit of an OUTSIDE OFFICE/SUMMER HOUSE which was added this year, a timber shed and a brick built storage shed all with electrics and lighting. DON'T MISS THIS GREAT OPPORTUNITY - CALL TO BOOK YOUR VIEWING - snooze you lose. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

The property is situated on a corner plot with a fence border to one side and to the divide between the front and rear garden areas with access gates inset. Decorative style concrete borders to the front with openings for the driveway and for pedestrian access to the front. Block paved driveway allowing off road parking for one vehicle extending to the front creating a low maintenance front garden area, a storage cupboard inset to the outside of the property and a double glazed door allowing access to:-

Entrance Porch

5'4" x 3'10" (1.63m x 1.17m)

Enclosed entrance porch with double glazed windows to the front and to the side, tiling to the floor area, and panelling to the ceiling area. Further double glazed door leading through to:-

Entrance Hallway

14'7" x 5'11" (4.45m x 1.80m)

Stairs rising to the first floor landing area with an open space below and a storage cupboard also below. Radiator and doors to:-

Lounge

12'11" x 12'3" (3.94m x 3.73m)

Double glazed sliding patio doors to the rear providing access to the rear garden area, radaitor, and a decorative coving finish to the ceiling.

Kitchen/Dining Room

18'6" x 8'11" max 7'2" min (5.64m x 2.72m max 2.18m min)

Wren kitchen installed in 2024 consisting of grey high gloss effect wall mounted and floor standing base units with a wine rack incorporated, and an open shelving unit. Wood effect work surfaces with a sink and drainer unit with a mixer tap over inset below the double glazed window area. Appliances built in consist of an under unit Hisense oven, with a Hisense four burner gas hob over, and a stainless steel effect extractor over. Plumbing for a washing machine, and further space below the work surfaces to house a tumble drier (not included in the sale) Partly tiled walls in a grey brick design finish, tiling into the window sill and recess, and grey wood effect flooring. Radiator, and a set of double glazed sliding patio doors to the rear allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Double glazed window to the front, loft access via the hatch area, and a storage cupboard housing the Worcester boiler installed in 2026. Doors to:-

Bedroom One

15' x 8'4" (4.57m x 2.54m)

Double glazed window to the rear, radiator, and a coving finish to the ceiling. Built in walk-in storage cupboard/wardrobe area situated over the stairs area.

Bedroom Two

10'8" x 6'8" (3.25m x 2.03m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area. Triple storage cupboards to one wall providing a neat discrete area to store small items away

Bedroom Three

10'8" x 6'8" (3.25m x 2.03m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

Bathroom

8'8" x 4'7" (2.64m x 1.40m)

Suite comprised of a panelled bath with a boiler fed shower over, and a low flush WC inset to a unit which also houses the wash hand basin creating a vanity unit below providing storage. Chrome effect ladder style radiator, tiling to the floor area, partly tiled walls extending into the window recesses and window sill area. Spotlight inset over the shower/bath area, and two double glazed windows to the front.

OUTSIDE

Rear Garden

Paved patio area extending round to the side creating a great storage area, or further parking space secured behind the front access gates. Garden laid mainly to lawn with raised sleepers to the flower beds and to the office/summer house building. Paved pathway to one side of the lawn area leading to the outside brick built shed area which has the benefit of lighting and









electrics, and to the timber shed which also has the benefit of lighting and electrics. Double outside socket set to the sleeper area to one side of the summer house/office, outside tap to the side of the kitchen/diner entrance, and decorative stepping stones inset to the lawn area. The fence perimeters have the benefit of a single access gate to the side, and double gates to the front allowing direct access to the rear garden rather than through the property.

Office/Summer House

9'7" x 7'7" internal measurement (2.92m x 2.31m internal measurement)

The office/summer house is a composite build creating a low maintenance structure with full insulation (which was added in 2024), and panelling to the internal walls and ceiling area. Electric supply, lighting via the spotlights inset to the ceiling area, there are also outside lights creating an ambient light as the daylight falls. Wood effect flooring, three double glazed full length windows to the side and to the rear, and a set of double glazed double doors also to the side allowing access from the rear garden area.

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

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 variable in-home
3 Good outdoor
Vodafone Good outdoor

Performance across your postal district

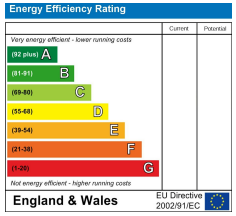
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

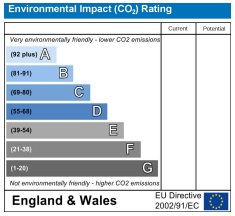
EE- 87%
O2 87%
Three 83%
Voda 82%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good
SUPERFAST Highest available download speed - X Mbps - Highest available upload speed - X Mbps - Availability NONE
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good







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