

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Auckland Drive, Smithswood, Birmingham, B36 0DB

Offers In The Region Of £220,000



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**** NO UPWARD CHAIN ** DOWNSTAIRS WC ** GREAT SIZE ROOMS ** FOUR BEDROOMS ****

This mid-terrace property is a GREAT SIZE FAMILY HOME and is being offered with NO UPWARD CHAIN and consists of a BLOCK PAVED FRONT GARDEN, enclosed entrance porch, entrance hallway, family size lounge area, a great size kitchen/dining room, a DOWNSTAIRS WC, and a UTILITY ROOM. To the first floor there are FOUR BEDROOMS (two doubles and two singles) and a FAMILY BATHROOM. The property has recently been re-decorated and had new carpets. The property is of a non-standard build. We believe it is a Bryant System 2. Energy Efficiency Rating:- Awaiting

Approach

The property is approached via the public footpath, there are parking bays opposite on the road operated on a first come first served basis.

Front Garden

Tarmac front garden with a decorative block paved edging, double glazed door situated on the side of and allowing access to:-

Entrance Porch

5'3" x 4'2" (1.60m x 1.27m)

Enclosed entrance porch with a storage cupboard inset housing the meters, wood effect flooring, panelling to the ceiling and partly to the walls. Double glazed window to the front, and a further door allowing access to:-

Entrance Hallway

18'6" x 5'9" (5.64m x 1.75m)

Stairs rising to the first floor landing area with an open space below. Wood effect flooring, radiator, and doors to:-

Downstairs WC

6'2" x 2'9" (1.88m x 0.84m)

Low flush WC and a pedestal wash hand basin. Radiator, wood effect flooring, tiling to the splash prone area above the basin, and a double glazed window to the front.

Lounge

14'3" x 13'3" (4.34m x 4.04m)

The lounge is accessed via a space saving bi-fold door from the hallway area. Double glazed window on the front, radiator, wood effect flooring and a wood effect fireplace with a stone effect back over hearth.

Kitchen/Dining Room

14'2" x 12' (4.32m x 3.66m)

Range of wall mounted and floor standing base units with a butchers block effect work surface with a sink and drainer unit incorporated. Wood effect flooring, radiator, double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area.

Utility Room

6'6" x 5'9" (1.98m x 1.75m)

Butchers block effect work surface with open space below for white goods and a double wall unit above. Wood effect flooring, wall mounted boiler, and a double glazed door to the rear allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Storage cupboard, loft access via the hatch area, and doors to:-

Bedroom One

14'11" max 11' min x 10' (4.55m max 3.35m min x 3.05m)

Double glazed window to the front with a radiator either side.

Bedroom Two

11'11" x 10'3" (3.63m x 3.12m)

Double glazed window to the front, radiator, and an open raised space for storage situated above the stairs area.

Bedroom Three

10'4" x 6'10" (3.15m x 2.08m)

Double glazed window to the rear, and a radiator.

Bedroom Four

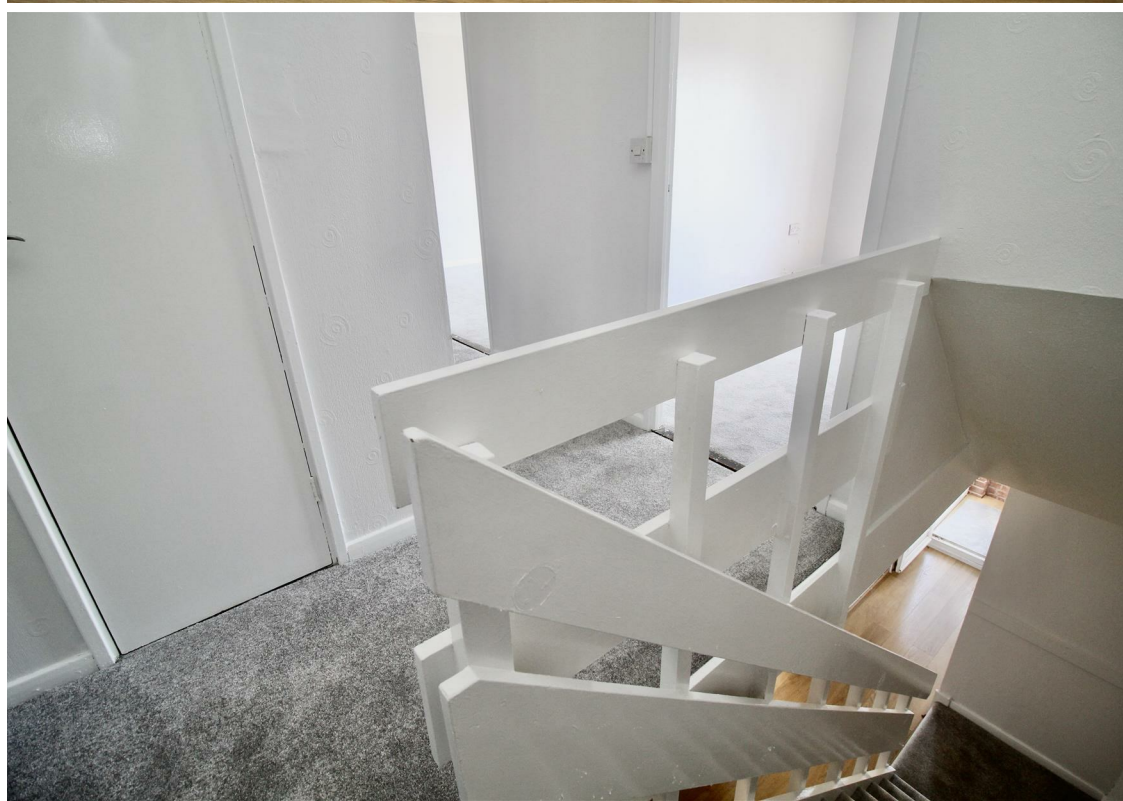
10'3" x 7'1" (3.12m x 2.16m)

Double glazed window to the rear, and a radiator.

Bathroom

6'1" x 6'1" (1.85m x 1.85m)

Suite comprised of a L-Shaped panelled bath with a boiler fed rainfall shower over, shower screen to the side and further detachable shower head incorporated. Low flush WC and a pedestal wash hand basin. Ladder style radiator, tile effect flooring, stone effect partly tiled walls, and a double glazed window to the rear.



OUTSIDE

Rear Garden

Fence borders surrounding the rear garden area with an access gate to the rear leading to the secure communal walkway. The rear garden currently consists of a paved area with a paved pathway divide to the soil area either side.

Further Information

The property has a hard standing front garden but no drop kerb for access
The property is a non-standard build - Bryant System 2
There is no upward chain.

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
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- 83%
O2 87%
Three 80%
Voda 83%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 5 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
SUPERFAST Highest available download speed - 55 Mbps - Highest available upload speed - 15 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

