



Offers Over £250,000

Cole Way, Shard End, Birmingham, B34 7AW

**** ABSOLUTELY STUNNING ** NO WORK REQUIRED ** DRIVEWAY ** GARAGE ****

This MODERN BUILD end terraced property has been modernised and decorated internally to a very high standard. It is absolutely immaculate throughout. The property has the benefit of a DETACHED GARAGE with a parking space providing off road parking in front of the garage area. The property itself has a slightly stepped access point allowing access through to the entrance hallway, DOWNSTAIRS WC, lounge area to one side of the hallway with a cleverly designed hidden away bar area, kitchen/dining room to the other side of the entrance hallway which gives access to the private rear/side garden area. To the first floor there are THREE BEDROOMS, one has the benefit of an EN-SUITE SHOWER ROOM, and a further FAMILY BATHROOM situated to the first floor area. SEEING IS BELIEVING when it comes to this property it is definitely a ONE OFF so GRAB IT WHILE YOU CAN. Energy Efficiency Rating:- C

Approach

The property is approached via the public footpath leading to the private front garden area

Front Garden Area

Decorative stone covered flower bed areas running down the front of the property with paved steps and railings inbetween allowing access to the composite door to:-

Entrance Hallway

Stairs rising to the first floor landing area, marble effect tiling to the floor area, and doors to:-

Downstairs WC

5'11" x 3'3" (1.80m x 0.99m)

Suite comprised of a low flush WC, and a pedestal wash hand basin. Radiator, extractor fan to the ceiling, decorative panelling to approximately half height of the wall areas.

Lounge

15' x 10'9" (4.57m x 3.28m)

Two double glazed windows to the side, and one to the front, radiator, and wood effect flooring. Decorative panelling to the focus wall with modern up-down lighting either side of the TV area, cleverly designed angled storage cupboard either side of the decorative inset electric fire below the TV area. Under stairs storage cupboard is the current owners very compact hidden away bar area.

Kitchen/Dining Room

14'11" x 9'1" (4.55m x 2.77m)

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with an extendable mixer tap over. Appliances built in consist of an electric oven with a gas hob over, glass picture design splash back and an extractor unit above. Grey brick design partly tiled walls with a decorative chrome effect trim finish. Marble effect floor tiling extending through from the hallway area, plumbing for a washing machine, radiator, double glazed window to the front, further double glazed window to the side and a set of double glazed French doors to the side allowing access to the private rear garden area.

FIRST FLOOR

Landing

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

Bedroom One

11'9" x 9'1" (3.58m x 2.77m)

Double glazed window to the side, decorative paneling either side of the bed area, radiator, and a door to:-

En-Suite Shower Room

9' x 4'11" max 2'10" min (2.74m x 1.50m max 0.86m min)

Suite comprised of a shower enclosure with marble effect tiling to the walls, low flush WC, and a pedestal wash hand basin. Tile effect flooring, radiator,

decorative panelling to the walls upto approximately half height, marble effect tiling to the window sill area and a double glazed window to the front.

Bedroom Two

10'10" x 8'5" (3.30m x 2.57m)

Double glazed window to the side, further double glazed window to the front, and a radiator

Bedroom Three

11'3" max 10'10" min x 6'3" (3.43m max 3.30m min x 1.91m)

Double glazed window to the side, radiator, spotlights inset to the ceiling, and fitted wardrobes to one wall with four sliding access doors, two of which are mirrored.

Bathroom

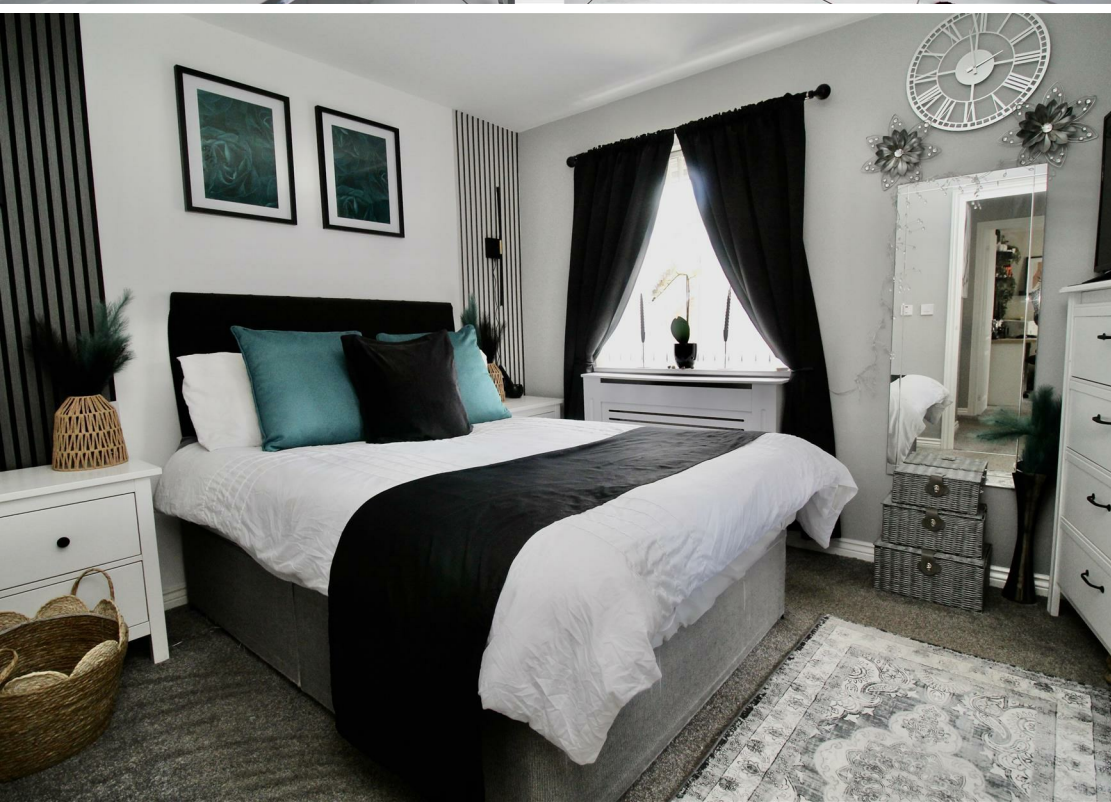
6'5" x 5'5" (1.96m x 1.65m)

L-Shaped panelled bath with a waterfall design mixer tap over, low flush WC and a wash hand basin with a waterfall design mixer tap over both inset to units providing storage. Partly tiled grey sandstone effect walls, sandstone effect tiling to the floor area, extractor fan to the outer wall, ladder style and a ladder style radiator.

OUTSIDE

Rear Garden

Private rear garden with a curved wall border to the outer boundary and fence to the neighbouring boundary. Paved patio area leading to a decorative stone covered flower bed surrounding an artificial lawn



area. Access gate to the front of the property boundary leading to the front garden area and communal driveway/road way.

Driveway

The driveway is at the rear of the garden area and provides off road parking for one vehicle in front of the garage area.

Garage

Single detached garage situated just beyond the rear boundary of the garden area. Up and over door to the front accessed from the driveway area

FURTHER INFORMATION

The property iis a leasehold
The lease is 150 years from 21/09/2010
The remaining Lease is 134 years
Ground Rent - £150 PA
Service Charge- None

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 Broadband

STANDARD - Highest available download speed - 14 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

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 and in-home
O2 Good outdoor and Variable in-home
3 Good outdoor, and 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- 84%
O2 78%
Three 82%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

