PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Hillman Grove, Smiths Wood, Birmingham, B36 9LX
Offers Around £165,000



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** NO UPWARD CHAIN ** CAN ALSO BE PURCHASED WTH TENANT IN SITU ** WALKWAY **

This mid-terrace property is situated on a walkway so no parking available other than on street parking. The property offers a private front garden area, entrance porch, entrance hallway, GUEST WC, kitchen/dining room to the front, lounge to the rear and a private rear garden area with brick built storage shed. To the first floor there are THREE BEDROOMS and a family bathroom. Energy Efficiency Rating:- D

Approach
The property is approached via a communal walkway to the front with an additional secure gated walkway to the rear. Access gate front from the front walkway allowing access to:-

Private Front Garden
Fence perimeters surrounding a garden laid mainly to lawn with a paved pathway and steps divide leading to the Composite door allowing access to:-

Entrance Porch
5'7" x 4'3" (1.70m x 1.30m)
Enclosed entrance porch with storage cupboards housing the utility meters, ceiling mounted light and a further double glazed door leading to:-

Entrance Hallway
15'2" x 5'6" maximum measurements
(4.62m x 1.68m maximum measurements)
Stairs rising to the first floor landing area with an open space below, radiator, spotlights inset to the ceiling area. Oak flooring and doors to:-

Guest WC
4'11" x 2'8" (1.50m x 0.81m)
Low flush WC, and a wall mounted wash hand basin. Tiling to splash prone area, wood effect flooring and a double glazed window to the front into the porch area.

Kitchen/Dining Room
15'2" x 9'11" (4.62m x 3.02m)
Range of wall mounted and floor standing base units with work surfaces over incorporating a stainless steel effect sink and drainer unit. Plumbing for a washing machine, radiator, spotlights inset to the ceiling, Oak flooring. Wall mounted boiler, and a double glazed window to the front

Lounge
15'11" x 9'11" (4.85m x 3.02m)
Double glazed sliding patio doors to the rear allowing access to the rear garden area, radiator, and Oak flooring.

FIRST FLOOR

Landing
Loft access via the hatch area, and doors to:-

Bedroom One
13'2" x 9'8" (4.01m x 2.95m)
Double glazed window to the rear and a radiator

Bedroom Two
12'2" x 9'8" (3.71m x 2.95m)
Double glazed window to the front and a radiator

Bedroom Three
6'11" x 5'11" (2.11m x 1.80m)
Double glazed window to the rear, and a radiator.

Bathroom
8'10" x 6'1" (2.69m x 1.85m)
Suite comprised of a panelled bath, low flush WC and a pedestal wash hand basin. Partly tiled walls, wood effect flooring, storage cupboard, radiator, and a double glazed window to the front.

OUTSIDE

Rear Garden
Fence perimeters with an access gate to









the rear leading to the shared rear access walkway. Paved patio area leading to the garden laid mainly to lawn with a paved pathway to one side, and a brick built storage 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 Broadband

STANDARD - Highest available download speed - 8 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

OfCom Mobile

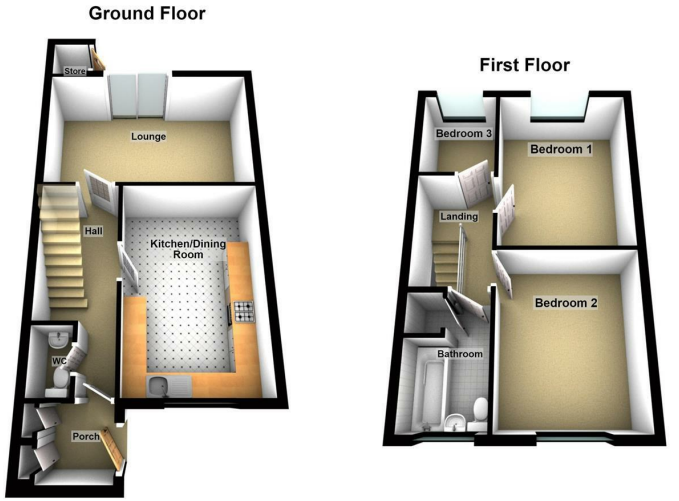
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

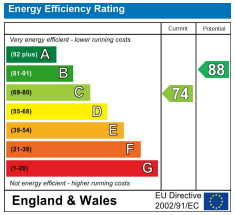
EE- Good outdoor and in-home
O2 Good outdoor and variable in-home
3 Good outdoor, in-home
Vodafone Good outdoor and variable in-home

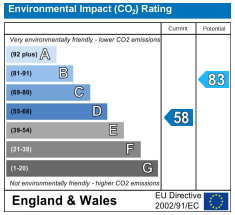
Performance across your postal district

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- 79%
O2 87%
Three 80%
Voda 83%
Performance scores should be considered as a guide since there can be local variations.







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