PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Cotterills Lane, Ward End, Birmingham, B8 3RY
Offers In The Region Of £200,000



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** NO UPWARD CHAIN ** WELL PRESENTED ** MODERN KITCHEN & BATHROOM **

This END TERRACE property currently has a front garden area (could be made into a driveway but isn't currently) entrance hallway, TWO RECEPTIONS, these are currently open plan to each other , A MODERN KITCHEN, inner hallway and a DOWNSTAIRS MODERN SHOWER ROOM. To the first floor there are THREE BEDROOMS, please note you have to go through bedroom two to get to bedroom there, but a stud wall could be erected to create separate access. The property also benefits from a decent size rear garden area. Energy Efficiency Rating:- D

Front Garden
Fence border to one side, gravel board border to the other side of the front garden consisting of a garden laid mainly to lawn with flower bed borders and a paved pathway with steps to one side leading to the double glazed door into:-

Entrance Hallway
Stairs rising to the first floor landing area, storage cupboard to the wall housing the main consumer unit and electric meter. Door to the side into:-

Reception Room One (front)
14'6" into bay 12'11" to wall x 8'6" (4.42m into bay 3.94m to wall x 2.59m)
Double glazed box bay window to the front, radiator, wood effect flooring and a storage cupboard housing the gas meter and water stop cock. Opening to the rear leading through to:-

Reception Room Two (rear)
12'3" x 11'10" (3.73m x 3.61m)
Double glazed window to the rear, radiator, under stairs storage cupboard, and a wooden style fire surround with a marble effect back over hearth (gas is currently capped off as fire removed) Door to the rear into:-

Kitchen
9'7" x 6'8" (2.92m x 2.03m)
Modern white design wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over, and a space for a free standing cooker. Partly tiled walls, tile effect flooring, and a double glazed window to the side. Door to the rear into:-

Inner Hallway
6'10" x 2'9" (2.08m x 0.84m)
Storage cupboard to one side, tile effect flooring, double glazed door to the side allowing access to/from the rear garden area. Internal door to the rear into:-

Shower Room
8' x 6'4" (2.44m x 1.93m)
Modern fitted shower room consisting of a double shower cubicle with sliding access door and an electric shower unit inset. Low flush WC, and a pedestal wash hand basin. Partly tiled walls, tiled flooring, ladder style chrome effect radiator, and a double glazed window to the rear.

FIRST FLOOR

Landing
Split stairs leading to:-

Bedroom One (Front)
12'11" x 11'11" max 7'5" min (3.94m x 3.63m max 2.26m min)
Double glazed window to the front, usable alcove over the stairs, radiator, and a loft hatch giving access to the loft space.

Bedroom Two (middle)
12'2" x 11'11" (3.71m x 3.63m)
Double glazed window to the rear, a radiator, and a door to the rear allowing through access (this could be stud walled creating a larger landing area and giving complete separate access to the third bedroom area) to:-

Bedroom Three (rear)
9'6" x 6'9" (2.90m x 2.06m)
Double glazed window to the rear, and a wall mounted boiler

OUTSIDE









Rear Garden
Paved patio area with a low wall raised border to one side extending to create a divide leading to the garden laid mainly to lawn with a paved pathway to one side. Fence and gravel board borders.

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 - 2 Mbps. Highest available upload speed - 0.4 Mbps - Availability Good
SUPERFAST Highest available download speed - 52 Mbps - Highest available upload speed - 8 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 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.

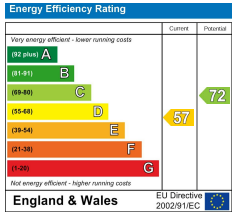
EE- Good outdoor and in-home
O2 Good outdoor
3 Good outdoor, and in-home
Vodafone Good outdoor

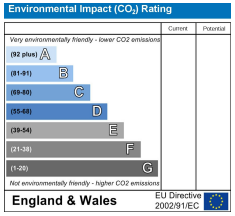
Performance across your postal district

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- 90%
O2 85%
Three 77%
Voda 85%
Performance scores should be considered as a guide since there can be local variations.







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