PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Stretton Grove, Ward End, Birmingham, B8 2EF
Offers Over £250,000

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** CUL-DE-SAC LOCATION ** THREE BEDROOMS ** DRIVEWAY ** ORIGINAL FEATURES **

GREAT LOCATION within the Ward End area just down from The Fox & Goose shopping area. This semi-detached property has retained some of its original decorative features throughout. The property offers a DRIVEWAY providing off road parking for multiple vehicles, ENCLOSED ENTRANCE PORCH, entrance hallway, lounge, kitchen, side entrance/laundry area, and a CONSERVATORY. To the first floor there are THREE BEDROOMS and a family bathroom with a FREE STANDING CAST BATH. The property also benefits from a family size rear garden, many other properties in the grove have extended creating a larger style family home. This property has that potential with the relevant permissions of course. Energy Efficiency Rating:- Awaiting

Front Garden
Low wall border to the front and to one side, fence border to the other side of the block paved driveway providing off road parking for multiple vehicles. UPVC door to the side of the property giving straight through access to the rear garden area, and a further double glazed door allowing access to:-

Entrance Porch
5'10" x 3'3" (1.78m x 0.99m)
Enclosed entrance porch with double glazed windows to either side and to either side of the entrance door. Tiling to the floor area, decorative leaded design door allowing access to:-

Entrance Hallway
9'11" x 7' (3.02m x 2.13m)
Stairs leading to the first floor landing area with a storage cupboard below, decorative leaded design window to the front (part way up the stairs) and to the side. Radiator, and doors/openings to:-

Kitchen
9'11" x 9'4" (3.02m x 2.84m)
Range of wall mounted and floor standing base units with a work surface over extending to create a breakfast bar area, and also incorporating a stainless steel effect sink and drainer unit. Towel rail incorporated within the units, and open display/storage shelving. Appliances built in consist of an under unit oven with a hob over and a stainless steel effect extractor above. Partly tiled walls, tile effect flooring, radiator, and a double glazed window to the rear. Partly glazed door to the side into:-

Side Entrance/Utility Area
20'7" x 5'2" (6.27m x 1.57m)
UPVC door to the front giving access to/from the front garden/driveway, wall mounted boiler, plumbing for a washing machine. Storage cupboard, electric supply, tile effect flooring, and door to the rear allowing access to/from the rear garden area.

Lounge
16'11" x 10'11" (5.16m x 3.33m)
Double glazed window to the front, radiator, decorative picture rail to the walls, and a wood effect fireplace with tiled back over hearth. Single glazed windows either side of the single glazed door to the rear allowing access to:-

Conservatory
12'1" x 9'10" (3.68m x 3.00m)
Partly brick built with double glazed windows to either side and to the rear, double glazed door to the side allowing access to/from the rear garden area. Wood effect flooring, and a radiator.

FIRST FLOOR

Landing
Decorative picture rail to the walls, loft access via the hatch area, and a decorative leaded design window to the front. Doors to:-

Bedroom One
10'10" x 10'5" (3.30m x 3.18m)
Double glazed window to the rear, radiator and a decorative picture rail to the walls.

Bedroom Two
10' x 8'8" (3.05m x 2.64m)
Double glazed window to the rear, radiator, and a decorative picture rail to the walls.

Bedroom Three
10'11" x 6'1" (3.33m x 1.85m)
Double glazed window to the front, radiator, and a decorative picture rail to the walls.

Bathroom
7'10" x 5'1" (2.39m x 1.55m)
Suite comprised of a free standing cast bath with ornate taps over, low flush WC, and a wash hand basin inset to a vanity unit providing storage

below and shelving to one side. Partly tiled walls, tile effect flooring and a double glazed window to the front.

OUTSIDE

Rear Garden
Paved patio area with decorative stepping sones inset to the gardn laid mainly to lawn with mature shrubbery and flower bed borders. Decked patio area towards the rear of the 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
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.

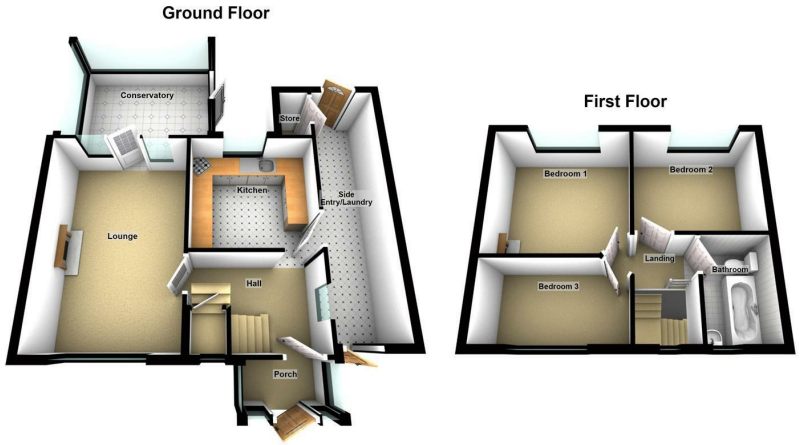
EE- Good outdoor
O2 Good outdoor and variable in-home
3 Good outdoor
Vodafone Good outdoor

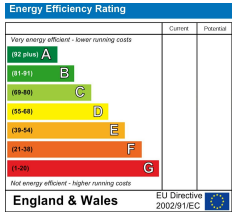
Performance across your postal district

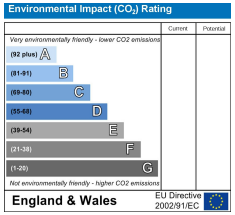
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

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

OfCom Broadband
STANDARD - Highest available download speed - 10 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good
SUPERFAST Highest available download speed - 73 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good







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