

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Duncroft Road, Sheldon, Birmingham, B26 2JA

Offers In The Region Of £230,000



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Duncroft Road, Sheldon, Birmingham, B26 2JA

- No Upward Chain
- Flat Driveway to the Front
- Through Lounge
- Three Bedrooms
- Built- In Side Entry
- Garage to the Rear
- Private Rear Garden
- Bay Kitchen to Rear

EPC Rating

Current:

Potential:

Council tax band

Band = C

** NO UPWARD CHAIN * GARAGE TO REAR * TWO
VEHICLE DRIVEWAY * THREE BEDROOMS **

Great size family home with a private rear garden and GARAGE to the rear via a shared access driveway. The property consists of a FLAT LEVEL DRIVEWAY to the front providing off road parking, enclosed entrance porch, entrance hallway, THROUGH LOUNGE (was originally two reception rooms so could be returned back with minimal work) kitchen with a bay to the rear, and a secure side entrance area. To the first floor there are THREE BEDROOMS (two doubles and a box bedroom) and a family bathroom. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Fence borders to either side of the block paved driveway providing off road parking for two vehicles. Access to the side entrance area which is built in and has internal access. Double glazed double archway doors allowing access to:-

Entrance Porch

5'9" x 1'7" (1.75m x 0.48m)

Storage cupboards to either side of the porch area housing the utility meters, ceiling mounted light, and a further door with a window to the side allowing access through to:-

Entrance Hallway

12'8" x 5'8" (3.86m x 1.73m)

Stairs rising to the first floor landing area with panelling to the lower wall below, radiator, and wood effect flooring. Doors to:-

Though Lounge

26'2" x 9'11" (7.98m x 3.02m)

Double glazed curved bay window to the front, a half bay to the rear consisting of double glazed windows either side of the double glazed French doors giving access to/from the rear garden patio area. Either end of the through lounge has a radiator, and ceiling rose to the ceiling area. Wood effect flooring, decorative coving finish to the ceiling and a plaster design fireplace to the rear of the lounge area with marble effect back over hearth and a gas coal effect fire inset.

Kitchen

10'3" x 5'7" (3.12m x 1.70m)

Range of wall mounted and floor standing base unit with a work surface over incorporating a stainless steel effect sink and drainer unit inset to the box bay area. Appliances built in consist of a Beko under unit oven with a four burner gas hob over and extractor canopy above. Under stairs pantry area with a window to the side inset. partly tiled walls, wood effect flooring, a double glazed box bay window to the rear and a door to the side leading to:-

Side Entry

10'3" x 4'2" tapering to 2'10" (3.12m x 1.27m tapering to 0.86m)

Under stairs storage cupboard previously the coal storage, plumbing for a washing machine, loft access hatch area, a door to the front and a further door to the rear allowing straight through access from the front to the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area leading to a partly boarded loft with a light. Double glazed window to the side and doors to:-

Bedroom One

13'3" into bay 10'11" to wall x 10' (4.04m into bay 3.33m to wall x 3.05m)

Double glazed curved bay window to the front, and radiators.

Bedroom Two

14'2" into bay 11'9" to wall x 10' (4.32m into bay 3.58m to wall x 3.05m)

Half bay area to the rear with double glazed windows to the rear and to one side. and a radiator.

Bedroom Three

7'2" x 5'9" (2.18m x 1.75m)

Double glazed window to the front, radiator, and a decorative picture rail to the walls.

Bathroom

8'3" x 5'8" (2.51m x 1.73m)

Suite comprised of a panelled bath with an electric shower over and a concertina shower screen to the side, low flush WC, and a pedestal wash hand basin. Radiator, partly tiled walls, wood effect flooring, wall mounted boiler, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a low wall border with steps incorporated and flower beds inset leading down to the garden laid mainly to lawn with flower beds to either side.

Garage

The garage is situated to the rear of the garden area accessed via the shared driveway to the rear of the proeptries. Opening to side into the rear garden area, up and over door to the rear, electric supply and lighting.

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 - 6 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 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 Variable in-home
O2 Good outdoor and in-home
3 Good outdoor
Vodafone Good outdoor and Variable in-home

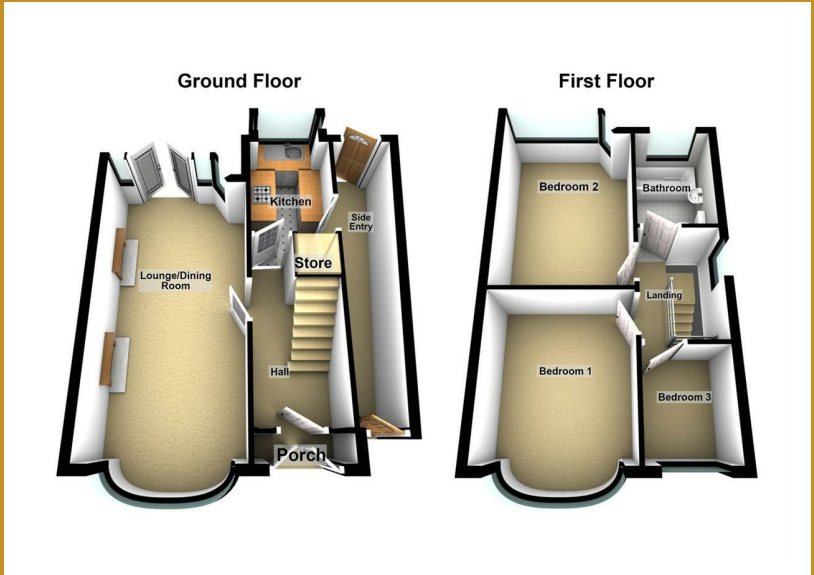
Performance across your postal district

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- 85%
O2 73%
Three 84%
Voda 77%
Performance scores should be considered as a guide since there can be local variations.

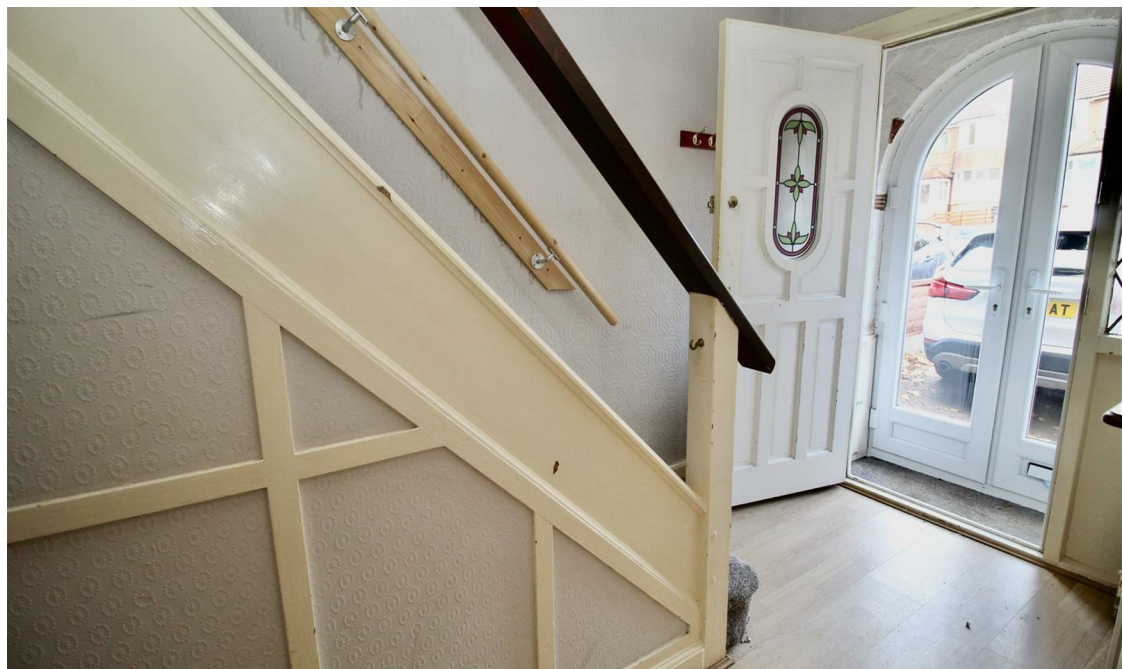
FURTHER INFORMATION

The property hasn't been lived in for a while so the family have removed various wallpapers checking for damp via professionals - which I am pleased to advise they haven't found it was literally markings to the paper due to being shut up for a while causing condensation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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