

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Bradley Road, Shard End, Birmingham, B34 7RJ

Offers Over £140,000



## Offers Over £140,000

### Bradley Road, Shard End, Birmingham, B34 7RJ

\*\* ONE BEDROOM BUNGALOW \* PRIVATE DRIVEWAY \* PRIVATE REAR GARDEN \* NO CHAIN \*\*

This end terraced bungalow is situated in SHARD END and is being offered with NO CHAIN. The property has the benefit of a private enclosed gated driveway for multiple vehicles, and a shared gated entrance with the neighbouring bungalow leading to a private rear garden area. The building itself has an entrance porch, entrance hallway, lounge which is currently open plan to the bedroom area (previous found this more beneficial due to disabilities) A stud wall could easily be re-added to divide the two areas back off as separate rooms, the property also has a kitchen, shower room and multiple storage areas.

Energy Efficiency Rating:- B

#### Front Garden/Driveway

Mixture of gravel boards and posts with further decorative Wrought Iron design railings incorporated to the rear of the front garden area also benefitting from a single access gate positioned towards the rear. Further double vehicular access gates to the front allowing access to the block paved driveway/garden area providing off road parking for multiple vehicles.

#### Shared Access

There is a shared paved pathway to the rear of the driveway area, which continues through a shared archway area with an access gate incorporated to a rear shared access area. Decorative Wrought iron double gate and a further single gate leading into the private rear garden area. The property is accessed via the rear garden area and secure gate over the UPVC door giving access to:-

#### Entrance Hallway

Radiator, three storage cupboards, loft access via the hatch area, and wood effect flooring. Doors or openings to:-

#### Open Plan Lounge and Bedroom

**12'9" x 10'1" + 10'1" x 6'7" (3.89m x 3.07m + 3.07m x 2.01m)**

LOUNGE AREA - Two double glazed windows to the front, radiator, and a wooden fire surround with a tiled back over hearth and a coal effect gas fire. Wood effect flooring, opening to/from the entrance hallway, and a further opening to the side into  
BEDROOM AREA - Double glazed windows to the front and to the side, radiator, fan light to the ceiling and the wood effect flooring continuing from the lounge area.

#### Kitchen

**8'9" x 6'10" (2.67m x 2.08m )**

Range of 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. Plumbing for a washing machine, partly tiled walls, radiator, and a double glazed window to the rear. Storage cupboard 4'9" x 2' with a cold shelf and further shelving to the walls.

#### Shower Room

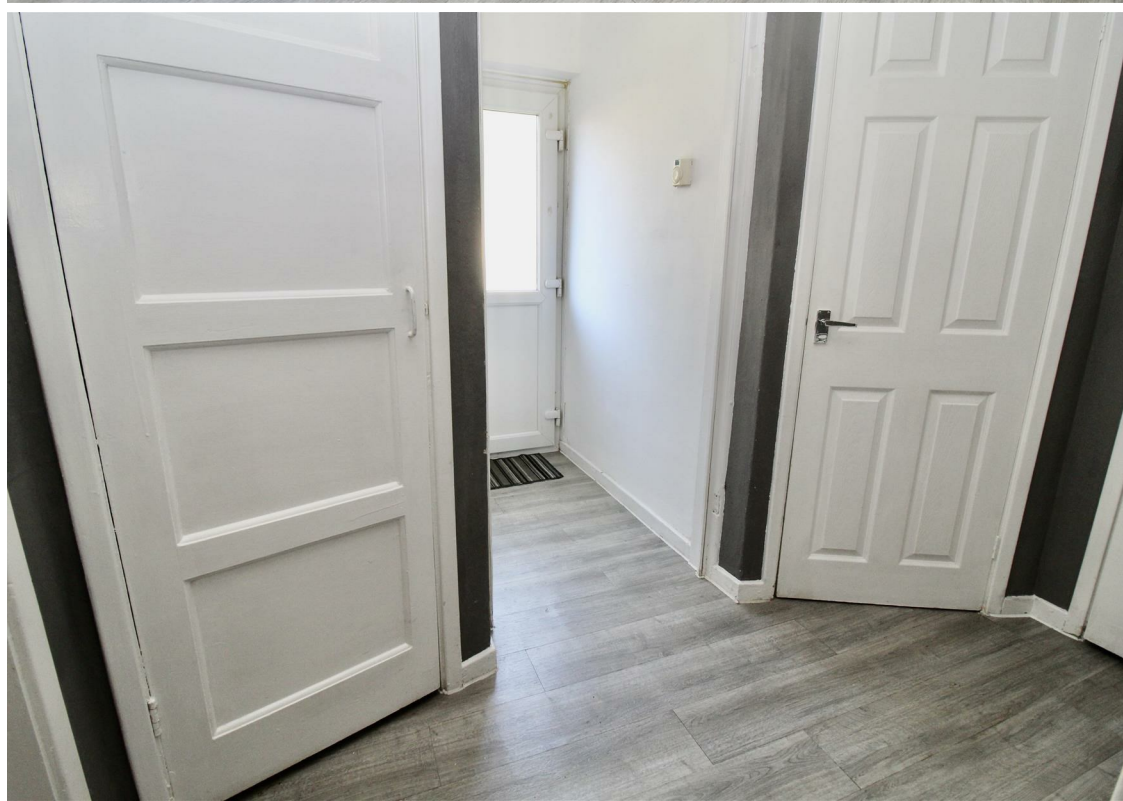
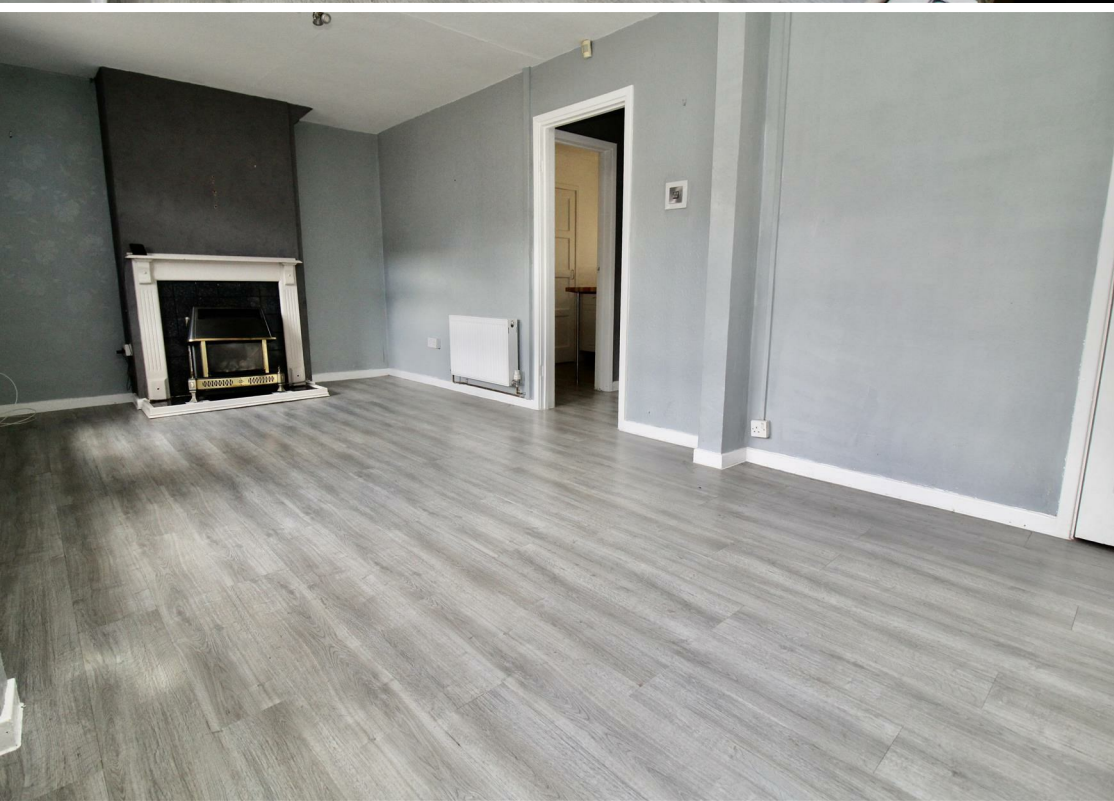
**5'11" x 5'5" (1.80m x 1.65m)**

Suite comprised of a double walk in shower area with a shower unit incorporated, low flush WC and a pedestal wash hand basin with ornate design taps over. Tiling to the walls with a decorative dado tile inset, ladder style radiator, and a double glazed window to the rear.

#### OUTSIDE

##### Rear Garden

Paved patio area leading to a paved pathway divide to the garden laid mainly to lawn. Decorative pond area to one side, and a fence divide leading to a further rear garden area consisting of mature shrubbery, lawn or soil areas. Outside light, outside tap, and a mixture of fence borders with the decorative wrought iron gate system to the shared entrance area. Brick built storage area (aprox 7' x 4'11") with a double glazed window to the front.



### Ground Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-81) <b>B</b>
(69-80) <b>C</b>			(49-60) <b>C</b>
(55-68) <b>D</b>			(35-48) <b>D</b>
(39-54) <b>E</b>			(28-34) <b>E</b>
(21-38) <b>F</b>			(21-27) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>89</b>	<b>England &amp; Wales</b>
		<b>93</b>	EU Directive 2006/91/EC