

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Heyford Way, Castle Vale, Birmingham, B35 6HY

Offers Over £230,000



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**** NO WORK REQUIRED ** PARKING TO REAR ** CONSERVATORY ** DOWNSTAIRS SHOWER ****

If you are looking for a property that has been modernised to a high standard and requires no work then this could be JUST THE ONE. This mid-terrace property is accessed via the communal public walkway to the front or the shared access driveway to the rear. The property comprises of a front garden area, enclosed entrance porch, DOWNSTAIRS SHOWER ROOM doubling as a utility, kitchen/diner, lounge and a CONSERVATORY to the rear. To the first floor there is an open feel landing area with storage, THREE BEDROOMS and a family bathroom. The front and rear gardens are low maintenance landscaped gardens, the rear garden can accommodate off road parking if required. Energy Efficiency Rating:- C

Approach

The property can be approached via the rear shared driveway area and gates into the rear garden or via the shared communal pathway to the front of the property. Composite style fencing to the front with an opening allowing access from the public footpath through to:-

Front Garden

Composite fencing to one side, decorative railings to the other side of the front garden area comprising of a paved area to one side which currently provides a hard standing for the refuse bins Flower bed to the other side of the Porcelain style paved pathway extending to create a patio area beneath the decorative canopy. Decorative slate style tiling to the facing outer walls, decorative pillar to one side of the canopy area providing shelter over the double glazed door leading through to:-

Entrance Porch

4'9" x 4'6" (1.45m x 1.37m)

Enclosed entrance porch area with tiling to the floor and to the lower wall areas. Internal door to the front into:-

Shower Room

5'3" x 4'9" (1.60m x 1.45m)

Suite comprised of a corner shower cubicle with a boiler fed rainfall shower over and detachable shower head, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Ladder style radiator, plumbing for a washing machine, tiling to the walls with a chrome effect trim, tiling to the floor area, and a double glazed window to the side.

Kitchen/Diner

18'11" x 12'8" max 9'2" min (5.77m x 3.86m max 2.79m min)

Range of cream shaker style curved corner finish wall mounted and floor standing base units with glass fronted display units and a wine rack incorporated. Stone effect work surfaces over with a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Indesit oven, with a five burner gas hob over, and a stainless steel effect extractor above. Partly tiled mosaic design tiling to the wall areas extending into the dining room area with a decorative matching mosaic style tile creating a dado with chrome effect trim finish. Under stairs storage cupboard, vertical design radiator, two double glazed windows to the front and a set of double glazed double doors also to the front to/from the porch area. Opening to the stairs rising to the first floor landing area and a further opening to the rear into:-

Lounge

18'11" x 11'11" (5.77m x 3.63m)

Two sets of double glazed sliding patio doors to the rear both leading into the conservatory area. Radiator, wood effect flooring, and a coving finish to the ceiling area.

Conservatory

17'11" x 7'11" (5.46m x 2.41m)

Partly brick built with double glazed windows over, tiling to the floor area with further tiling to the original outer wall area. Double glazed French doors to the rear allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area, wood effect flooring, and storage area to one wall with three sliding access doors.

Bedroom One

12'3" x 11' (3.73m x 3.35m)

Double glazed window to the rear, radiator, and wood effect flooring.

Bedroom Two

10'11" x 9'3" (3.33m x 2.82m)

Double glazed window to the front, radiator, wood effect flooring, and a built in wardrobe area with three sliding mirror effect access doors.

Bedroom Three

9'3" x 7'7" (2.82m x 2.31m)

Double glazed window to the rear, radiator, and wood effect flooring.

Bathroom

7'7" x 5'2" (2.31m x 1.57m')

Suite comprised of a panelled bath with a waterfall mixer tap over, low flush WC, and a wash hand basin with a waterfall mixer tap over inset to a vanity unit providing storage below. Decorative wave design stone effect tiling inset to two of the tiled walls, tiling to the floor area, ladder style radiator, and a double glazed window to the front.

OUTSIDE



Rear Garden

Porcelain tiled floor area with decorative gravel areas inset, rope edged border stones dividing the paved area from the flower beds to either side. Fence perimeters to either side with gravel board to the bottom, Composite double gates to the rear allowing vehicular access from the shared driveway to utilise off road parking in the rear garden area if required.

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 and in-home
O2 Good outdoor and in-home
3 Good outdoor, and 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- 88%
O2 83%

Three 66%
Voda 92%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 3 Mbps. Highest available upload speed - 0.5 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

