PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Hemlingford Road, Kingshurst, Birmingham, B37 6DH
Offers Over £280,000



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** THREE DOUBLE BEDROOMS ** FAMILY ROOM ** THROUGH LOUNGE/DINING ROOM **

This semi-detached traditional build property offers a great size family home. The property has the benefit of a shared driveway with the neighbouring property (this must stay clear for access) which gives access to the DETACHED GARAGE situated behind the secure gates and its own PRIVATE DRIVEWAY to the front. The property has an ENCLOSED ENTRANCE PORCH leading to a entrance hallway, LOUNGE/DINING ROOM. kitchen, downstairs WC, and an great additional to the rear currently used as a CONSERVATORY STYLE FAMILY ROOM. To the first floor there are THREE DOUBLE BEDROOMS, and a MODERN SHOWER ROOM set off the open style landing area. The current owners have created a lovely low maintenance rear garden with a convenient covered outside dining/utility area. Energy Performance Certificate:- D

Approach
The property is approached via the double access gates which give access to the shared driveway area, this area gives access to the garages for this property and the neighbouring property.

Front Garden/Driveway
Fence perimeters to the front and to the side with an access gate to the front for pedestrian access to the PRIVATE block paved driveway providing off road parking for multiple vehicles. Double glazed door allowing access to:-

Entrance Porch
8'10" x 4' (2.69m x 1.22m)
Enclosed entrance porch with double glazed windows to the front and to either side of the porch area. Wood effect flooring, and a glazed door allowing access through to:-

Entrance Hallway
5'7" x 5'1" (1.70m x 1.55m)
Stairs rising to the first floor landing area, radiator and doors to:-

Lounge/Dining Room
21'2" x 11'11 max 9'11" min (6.45m x 3.63m max 3.02m min)
Double glazed window to the front, decorative coving finish to the ceiling area, radiator, and wood effect flooring. Tiled fireplace with a gas fire incorporated, and a set of double glazed sliding patio doors to the rear allowing access to/from the conservatory/family room. Door to the side into:-

Kitchen
15'9" max 11'10" min x 10'9"max 8'9" min (4.80m max 3.61m min x 3.28mmax 2.67m min)
Range of wall mounted and free standing base units with open corner display unit incorporated. Wood effect work surfaces incorporating a one and a half sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Indesit double oven with a Lamona five burner gas hob over. Plumbing for a dishwasher, marble effect tiling to the floor area, and partly tiled decorative tiling to the walls. Radiator, decorative coving finish to the ceiling area, double glazed window to the rear and a double glazed door also to the rear allowing access to/from the conservatory/family room. Further door to the side leading to:-

Downstairs Guest WC
4'8" x 4'1" (1.42m x 1.24m)
Suite comprised of a low flush WC with a convenient wash hand basin inset to the cistern with an ornate design tap over. Double glazed window to the side, marble effect tiling to the floor area, ad a bi-fold door leading to:- Pantry/Storage cupboard 4'8" x 4'5" - Shelving for storage, wall mounted boiler, electric supply and lighting.

Conservatory/Family Room
21'3" x 10'5" (6.48m x 3.18m)
Partly brick built with double glazed windows to the rear and to one side, decorative panelling to the ceiling extending down partially to either side wall areas. Double glazed door to the rear allowing access to/from the rear garden area. Stone effect flooring, radiator, and a raised area to one corner currently housing a log burner.

FIRST FLOOR

Landing
5'8" x 4'8" approximately (1.73m x 1.42m aproximately)
Double glazed window to the rear, loft access via the hatch area and doors to:-

Bedroom One
14' x 10' (4.27m x 3.05m)
Double glazed window to the front, radiator, and a built in storage/wardrobe area with double doors for access situated over the stairs area.

Bedroom Two
12'7" x 7'10" (3.84m x 2.39m)
Double glazed window to the front, radiator, and a built in storage/wardrobe area with an open front situated over the stairs area.

Bedroom Three
10' x 6'9" (3.05m x 2.06m)
Double glazed window to the rear and a radiator.

Shower Room
8'1" x 4'8" (2.46m x 1.42m)
Accessed via a concealed space saving slide away door within the door frame structure. The shower room is modern with currently popular black fittings and consists of a double shower enclosure housing a boiler fed rainfall shower head with a further detachable shower head, and sandstone effect tiling to the walls. Low flush WC, his and hers oval design wash hand basins sat on a modern style vanity unit with double storage below and a marble effect top over. Sandstone design tiling to the walls with chrome effect finishing trim where required, and sandstone design tiling to the floor area. Flat towel design radiator, extractor fan which operates via the light switch, and a double glazed window to the rear.

OUTSIDE

Rear Garden
Low maintenance rear garden with a mixture of wall and fence borders surrounding a porcelain paved patio area leading to the double gates at the front of the garden area which allows vehicular access through to the detached garage area, or just for secure concealed parking. Artificial lawn creating a low maintenance area, opening from the patio area into:-


love






Mr

Outdoor Seating/Dining/Utility Area

21'4" x 9'6" (6.50m x 2.90m)

Timber construction gazebo design with roof sheltering you from the elements, clear side panels and the opening to the rear garden at the front of the area. Work surface to the rear of this area with a stainless steel sink and drainer unit with a mixer tap over inset and plumbing below for a washing machine. Electric supply, lighting and Porcelain tiling to the floor area.

Detached Garage

20'3" x 9'6" (8'10" opening) (6.17m x 2.90m (2.69m opening))

Over sized single garage space with electric supply, lighting, tiling to hte floor area, insulation to the internal space and double opening doors to the front giving access to/from the patio area within the garden space.

FURTHER INFORMATION

Our vendors are re-locating abroad so are open to discussing items for separate negotiations in regards to furniture.

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 - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

OfCom Mobile

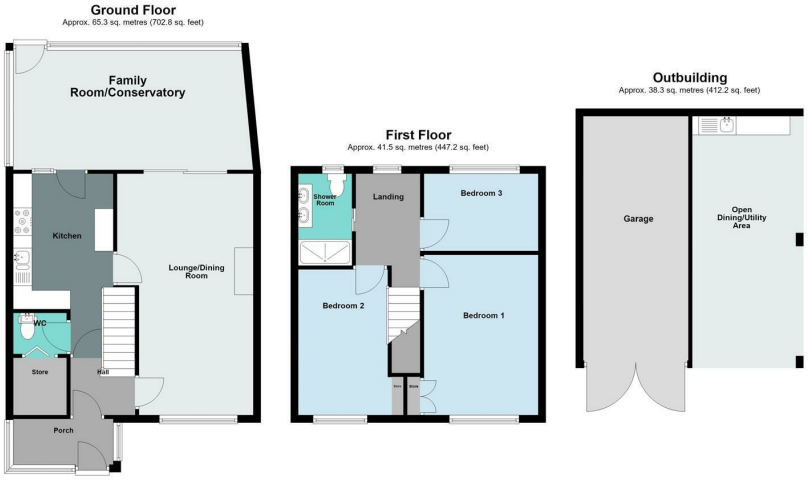
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

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

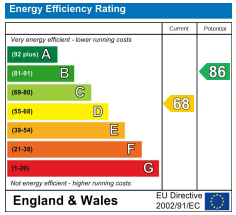
Performance across your postal district

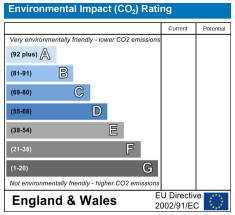
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 90%
O2 84%
Three 86%
Voda 91%
Performance scores should be considered as a guide since there can be local variations.



Total area: approx. 145.1 sq. metres (1562.2 sq. feet)





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