PRIME ESTATES
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Rowan Way, Chelmsley Wood, Birmingham, B37 7QT
Offers In The Region Of £220,000



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## Rowan Way, Chelmsley Wood, Birmingham, B37 7QT

** REFURBISHED PROPERTY * LIKE A BRAND NEW HOUSE * NO CHAIN * MOVE STRAIGHT IN **

This mid-terrace property is set in a CUL-DE-SAC location on the borders of Chelmsley Wood and Marston Green. The property has recently been refurbished created a MODERN FEEL FAMILY HOME. The property offers a BLOCK PAVED FRONT GARDEN, this could be converted to a driveway with the correct permissions and installation of a dropped kerb. Once inside the property you enter via the OPEN PLAN entrance hallway/porch area and lounge creating a great FAMILY LIVING SPACE. There is a modern recently fitted KITCHEN/DINING ROOM to the rear with ample storage leading through to the rear garden area. To the first floor there are THREE BEDROOMS off the landing area which also has the benefit of storage and a MODERN DESIGN FAMILY BATHROOM. The property is a non-standard build but one of the most popular builds for lenders to lend on - Bryant Wallframe. Energy Efficiency Rating is prior to the refurbishment - E

### Approach
The property is set in a cul-de-sac location with first come first serve parking to the front and communal parking to the rear.

### Front Garden
Block paved front garden area - could easily be a driveway with a dropped kerb added via the correct applications and permissions. Double glazed door leading through to:-

### Open Plan Porch/Entrance Hallway/Lounge
15'1" max 12'10" min x 10'3 + 4'9" x 2'7" (4.60m max 3.91m min x 3.12m + 1.45m x 0.79m )
Double glazed window to the front, radiator, grey wood effect flooring, opening to the stairs rising to the first floor landing area. And a door through to:-

### Kitchen/Dining Room
14'10" x 10'6" (4.52m x 3.20m)
Range of newly fitted wall mounted and floor standing base units with a marble effect work surface over incorporating a sink and drainer unit with a detachable, extendable modern black design tap and a further fixed tap. New appliances built in consist of a Lamona oven with a Lamona electric hob over, and a stainless steel effect extractor above. White brick design partly tiled walls, grey wood effect flooring and a radiator. Plumbing for a washing machine, storage cupboard situated under the stairs, further walk in storage cupboard, a double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area.

## FIRST FLOOR

### Landing
Loft access via the hatch area, storage cupboard housing the boiler. Doors to:-

### Bedroom One
14'10" x 8'8" (4.52m x 2.64m)
Double glazed window to the front, and a radiator.

### Bedroom Two
10'11" x 6'6" (3.33m x 1.98m)
Double glazed window to the rear and a radiator.

### Bedroom Three
11' 1" x 6'1" (3.35m 0.30m x 1.85m )
Double glazed window to the front, and a radiator.

### Family Bathroom
8'4" x 5'4" (2.54m x 1.63m)
Newly fitted suite comprised of a panelled bath with a modern style black design boiler fed rainfall shower over and further detachable shower head. Shower screen to the side, low flush WC again with modern design black fittings, and a pedestal wash hand basin also with the modern style black fittings. Ladder style radiator in a modern black finish, marble effect tiling to the walls with a modern design black trim, and grey wood effect flooring. Spotlights inset to the ceiling, and a double glazed window to the rear.

## OUTSIDE

### Rear Garden
Fence perimeters surrounding the private rear garden area with an access gate to the rear communal driveway area. Paved patio area with a paved pathway divide to one side of the garden laid mainly to lawn leading to a









further smaller design slightly raised patio area to one of the rear corners.

## FURTHER INFORMATION

The property has been refurbished within the last 6 months
The property is a Non-standard build - Bryant Wallframe - which most lenders lend on so no issue with borrowing

## 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

Results for

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

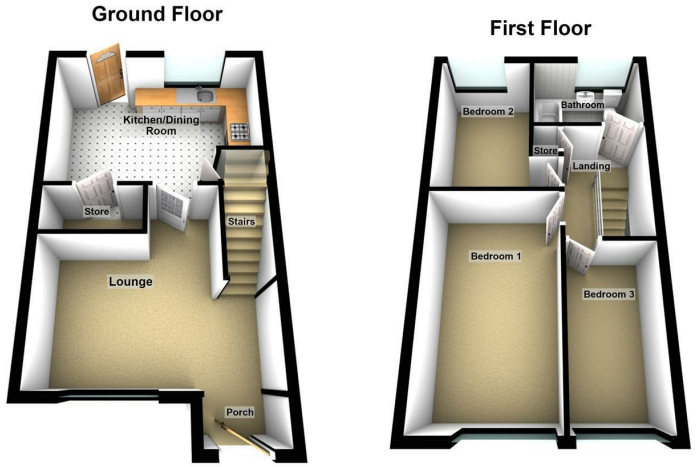
Performance across your postal district

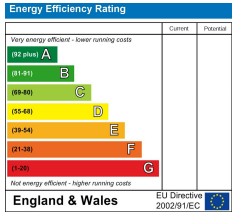
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

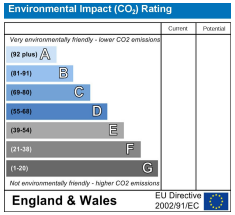
EE- 90%
O2 84%
Three 86%
Voda 91%
Performance scores should be considered as a guide since there can be local variations.

## Ofcom Broadband

STANDARD - Highest available download speed - 13 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 58 Mbps - Highest available upload speed - 15 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good




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