



£225,000

Prince Of Wales Lane, Birmingham, B14 4LH

Terraced House | 2 Bedrooms | 1 Bathroom

0121 249 6207

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Step Inside

Key Features

- A stunning two bedroom family residence
- Extended breakfast kitchen
- Good size rear garden
- Immaculate throughout
- Ideal for first time buyers
- Log burner fire
- Viewings recommended
- Terraced property
- Shower room to first floor
- No upward chain

Property Description

Black and Golds Estate Agents proudly present this beautifully presented two-bedroom period property situated along Prince of Wales Lane in B14. Boasting numerous characterful and original features, this home has been thoughtfully updated throughout. Viewings are essential to fully appreciate the quality of this property.

Main Particulars

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Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £950 per calendar month

Full Details:

Upon approach, the property is set back from the road and accessed via a gated fore garden featuring planted beds and a circular patio leading to the main entrance door.

The Through Lounge/Dining Room features a window to the front aspect, an original style window to the rear aspect overlooking the kitchen, two ceiling light points, plate rail, dado rail, and feature wood paneling to the walls. The room also includes stairs rising to the first-floor accommodation with a built-in storage cupboard beneath, an exposed brick recess to the chimney breast, two radiators, and a log burner. A door leads to the Kitchen/Dining Room, which boasts windows to the rear and side aspects and a door opening to the rear garden. The kitchen is fitted with a range of wall, drawer, and base units with work surfaces over, tiled surrounds, an inset one and a half bowl sink and drainer unit with a mixer tap, integrated oven and electric hob with an extractor hood over, and plumbing for a washing machine. The kitchen features stone flooring, adding a stylish finish to the area.

Ascending the stairs from the Through Lounge/Dining Room, you reach the Landing, which includes a ceiling light point, loft access, original style wooden floorboards, and doors leading to the bedrooms and shower room.

Bedroom One boasts a window to the front aspect, a ceiling light point, original style wooden floorboards, and a radiator. Bedroom Two includes a window to the rear aspect, a window to the side aspect overlooking the landing, a ceiling light point, original style wooden floorboards, a radiator, and a built-in storage cupboard with a window to the rear aspect and a wall-mounted boiler.

The Shower Room features ceiling spotlights, fully tiled walls and flooring, a separate shower cubicle, a pedestal wash hand basin, a low-level flush WC, and a heated towel rail.

Access to the Rear Garden can be gained via gated shared side access or the Kitchen/Dining Room. The garden benefits from a pathway, brick-built outbuildings, a love seat, stone pathways leading to a gravelled seating area and a lawned area, further feature gravelled seating areas, planted beds, and two brick-built stores ideal for garden tools.

Note: The property benefits from a right of way to pass over the gardens of neighbouring properties to access a shared side passageway.

Tenure:

We are advised that the property is Freehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



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