

# Horton & Senate



47 Este Road, Birmingham, B26 2ET

Offers Over £250,000

- IMMACULATE CONDITION
- OFF ROAD PARKING
- RE-FITTED KITCHEN AND BATHROOM
- THREE LARGE BEDROOMS
- UTILITY ROOM
- PERFECT FOR FIRST TIME BUYERS

- FAMILY HOME
- LOUNGE/DINER

# 47 Este Road, Birmingham B26 2ET

An immaculately presented three bedroom terraced property situated in a popular location. Perfect for first time buyers because the house is ready to move straight in, it has a modern kitchen, modern bathroom and three large bedrooms. There is a driveway to the front and a private rear garden.

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Council Tax Band: B



## Description

### Approach

Via a driveway with parking for two cars and a porch leading to the front door

### Ground Floor

#### Entrance hall

There are stairs leading to the first floor landing, central heating radiator, storage cupboard and doors to ground floor rooms

#### Lounge/Diner

This is a great space for families with the lounge area having a window to the front, a feature fireplace and an opening to the dining room where there is space for a dining set, a serving hatch from the kitchen and a double glazed window to the rear.

#### Kitchen

The kitchen has been recently fitted with a range of modern wall and floor base units with work surface over and integrated appliances to include: a double oven, micro wave, hob with extractor over and an inset sink. There is space for a dishwasher, wine cooler and fridge freezer. There is a double glazed window to the rear and a door leading to the utility and wc.

#### Utility / Guest WC

This handy area has space for storage, a utility room with plumbing for a washing machine, space for drier and a there is a guest WC.

### First Floor

#### Landing

Doors to first floor rooms and a storage cupboard

#### Bedroom One

A double bedroom with two double glazed windows to the front, built in wardrobes and a central heating radiator

#### Bedroom Two

A double bedroom having a double glazed window to the rear with a range of built in wardrobes and storage cupboards.

#### Bedroom Three

There is a built in storage cupboard, double glazed window to the front and central heating radiator

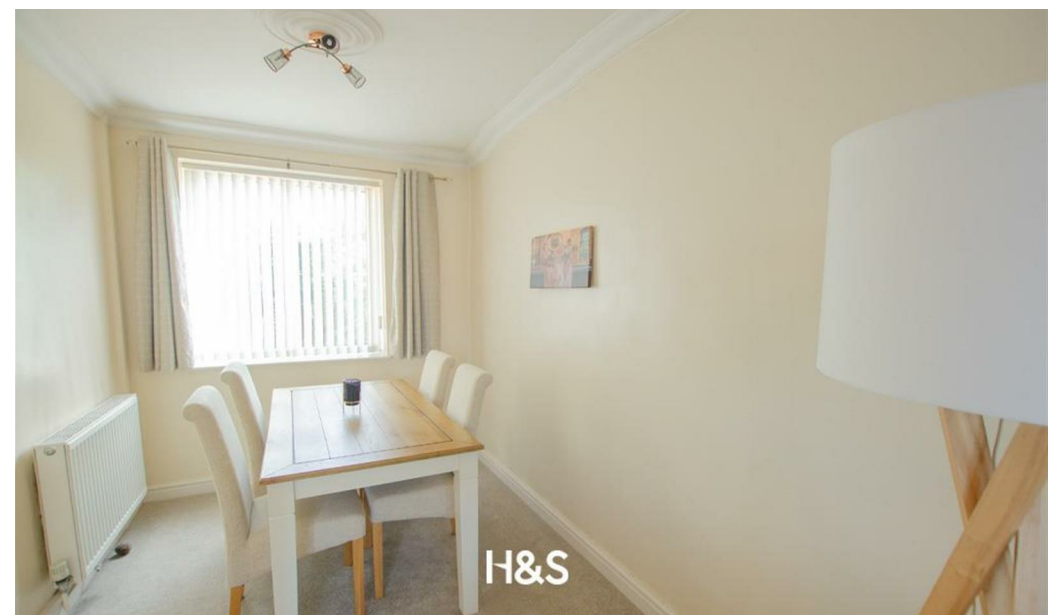
#### Bathroom

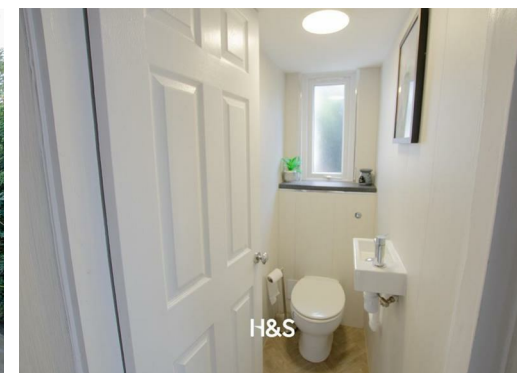
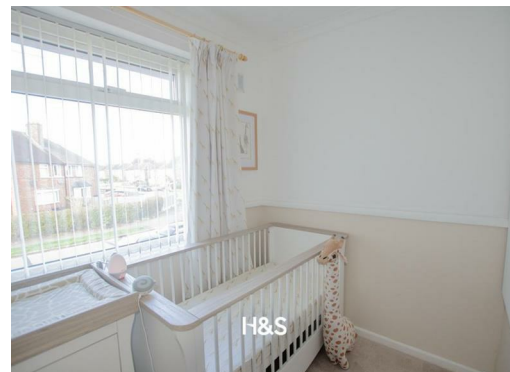
The bathroom comprises of a bath with shower over, a sink and WC. There is tiling to splash prone areas, a heated towell rail and a double glazed window to the rear

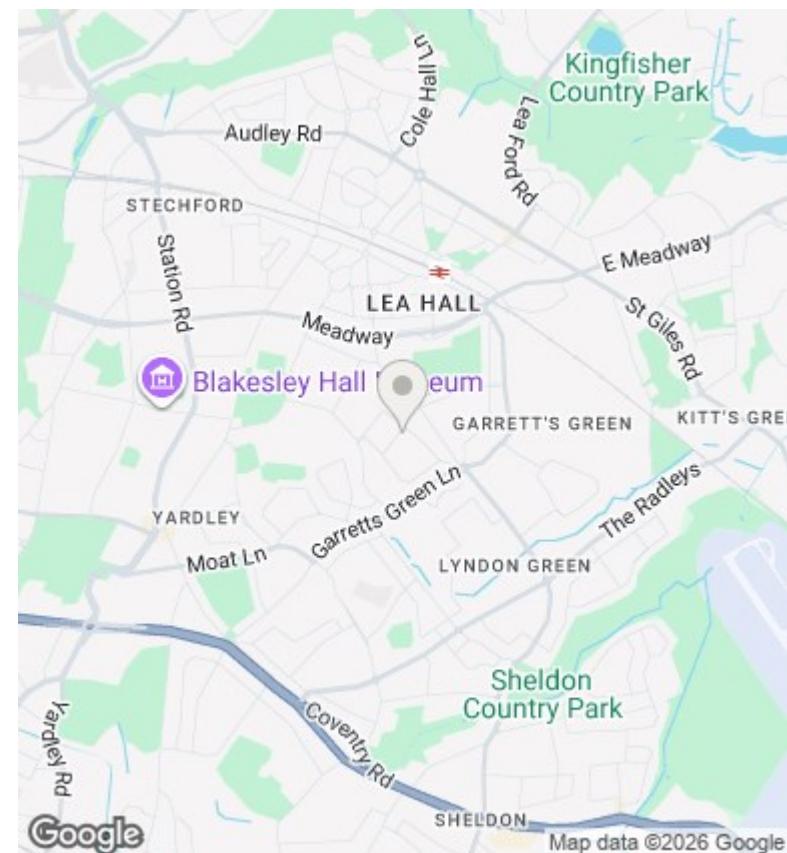
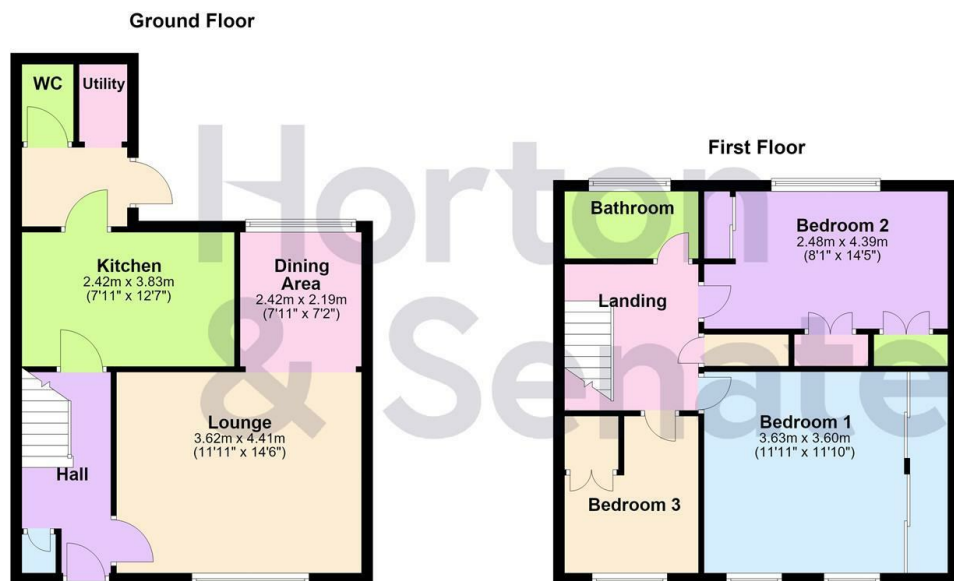
### Outside

#### Rear Garden

The private rear garden is low maintenance and ideal for entertaining having a large patio area with space for outside furniture and an artificial lawn to the rear.







## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |