



£260,000

**Westacre Gardens, Stechford,
Birmingham, B33 8RD**

- Semi Detached House
- Three Generous Bedrooms
- Internal Viewing Essential
- Family Lounge & Dining Area
- Kitchen & Dining Room
- Driveway
- First Floor Shower Room
- Rear Garden
- Popular Location
- Energy Rate Awaiting

EPC Rating

Current:
Potential:

Council tax band

Band = C

**** A LOVELY SEMI DETACHED FAMILY HOUSE * INTERNAL VIEWING ESSENTIAL * THREE GENEROUS BEDROOMS * DRIVEWAY * KITCHEN & DINING ROOM * ONLINE 360 VIRTUAL TOUR AVAILABLE!! ***

This is a SUPERB FAMILY PROPERTY that needs to be viewed to appreciate the standard of accommodation on offer! Located close to all local amenities and transport links. Accessed via a DRIVEWAY providing parking for your vehicle and leading to a double glazed entrance porch, the accommodation briefly comprises of :- entrance hallway, lounge/dining room, FAMILY KITCHEN WITH APPLIANCES INCLUDED & DINING ROOM, SIDE STORAGE AREA and rear garden on the ground floor with THREE GENEROUS BEDROOMS and SHOWER ROOM on the first floor. The property benefits from central heating and double glazing both where specified.

Energy Performance Certificate
Awaiting

APPROACH

The property is accessed via a dropped curb and leading to.

Front Garden/Driveway

1 driveway providing parking for your vehicle with a front garden area with border shrubbery and leading to a double glazed entrance porch.

Entrance Porch

Double glaze windows to front and side front side with double glazed door leading into the porch with wood effect flooring and leading to an additional entrance door.

Entrance Hallway

Staircase to 1st floor landing. Radiator. Wood effect flooring. Doors giving access to ground floor accommodation.

Family Lounge & Dining Area

31'6" x 9'11" (9.60m x 3.02m)

Dog glaze bow window to the front and radiator. Feature brick fireplace around and decorative effect gas fire and half. Wood effect flooring. Radiators. Double glazed sliding doors to the rear allowing access to the garden.

Kitchen & Dining Room

14'10" x 6'4" (4.52m x 1.93m)

Range of wall and base unit with work

surfaces over incorporating a sink drainer unit with mixer tap over. Gas cooker point and extractor hood over. Plumbing for a washing machine. Part time into the walls. Under stair storage cupboard. Doorway leading into the dining room. Double glaze window of single glazed window to the side and door to the side leading to the side entry. Further double glazed window windows to rear and side in the dining room and radiator. Wood defect flooring.

FIRST FLOOR

Landing

Obscure double glazed window to the side. Ceiling loft hatch. Doors giving access to 1st floor accommodation.

Bedroom One

11'0" x 9'11" (3.35m x 3.02m)

Double glazed window to the front and radiator. Would affect flooring.

Bedroom Two

14'3" x 9'10" (4.34m x 3.00m)

Double glazed window to the rear and radiator. Fitted wardrobe mirrored wardrobes.

Bedroom Three

10'5" x 6'9" (3.18m x 2.06m)

Double glazed window to the rear and radiator. Would affect flooring.

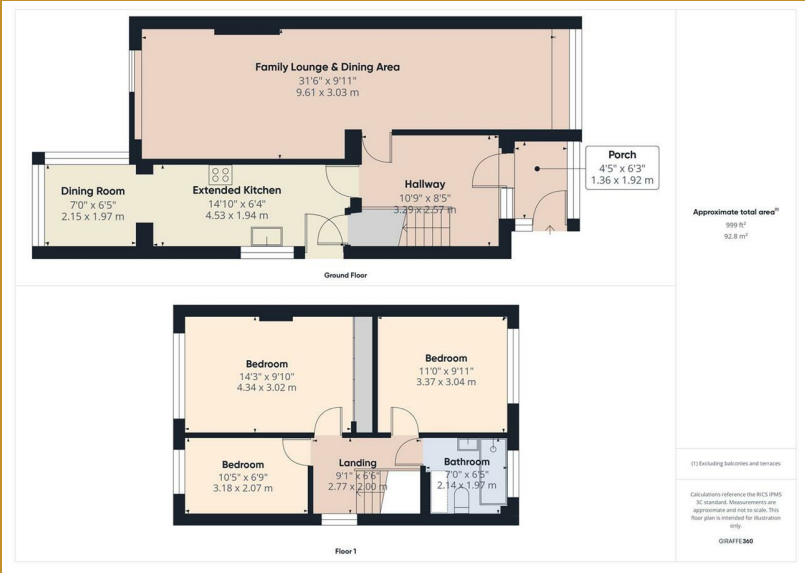
Shower Room

Sweet and prizes of a walk-in shower cubicle with a boiler fed shower over wash basin with storage underneath and low flush WC. Part tiling to the walls. Heated towel rail. Ceiling spotlights. Tiling to the floor area. Obscure double glaze window to the front.

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate via the side entry and leading to the front of the property giving access to that. Load of nonsense. We are gardeners mainly later alone with a pave patio area and mature board property. Timber fence perimeter timber storage shed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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