



£210,000

**Shelley Croft, Kitts Green,
Birmingham, B33 9PL**

- Mid Terrace House
- Three Bedrooms
- Lounge
- Kitchen
- Driveway
- Cul-De-Sac Location
- Family Rear Garden
- Shower Room
- No Upward Chain
- EPC Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = A

* MID TERRACE HOUSE ** FIRST TIME
BUYER/INVESTMENT PROPERTY *
THREE BEDROOMS * DRIVEWAY * NO
UPWARD CHAIN **

This MID TERRACE HOUSE HAS BAGS
OF POTENTIAL ...THIS IS AN IDEAL
FIRST TIME BUYER OR INVESTOR
PROPERTY.

CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING...DON'T
DELAY!!

Accessed via a DRIVEWAY providing
parking for two vehicles, the property
comprises: porch, entrance hall,
lounge, KITCHEN, SHOWER ROOM and
FAMILY REAR GARDEN to the ground
floor with THREE BEDROOMS on the
first floor.

The property benefits from central
heating and double glazing where
specified and is offered with NO
UPWARD CHAIN!

Energy Performance Certificate D

APPROACH

The property is accessed via a dropped
kerb leading to:-

Driveway

A driveway providing parking for two

vehicles with wrought iron railings to
both sides and leading to the entrance
porch:-

Entrance Porch

Double glazed windows to the front
and sides with double glazed door
allowing access to an additional
double glazed entrance door to:-

Hallway

Staircase leading to the first floor
landing. Radiator. A door leading to
the ground floor accommodation:-

Lounge

13'3" x 12'1" (4.04m x 3.68m)

Double glazed window to the front
and radiator. A door to the side
leading into the storage area and
further door into the shower room.

Kitchen

10'5" x 8'8" (3.18m x 2.64m)

A range of wall and base units with
work surfaces over incorporating a
stainless steel, sink and drainer unit
with a mixer tap over. Electric hob.
Part tiling to the walls. Radiator.
Plumbing for a washing machine.
Double glazed window and double
glazed door to the allowing access to
the rear garden.

Shower Room

8'9" x 5'1" (2.67m x 1.55m)

Suite comprises of a shower cubicle with an electric shower over, wash basin and low flush WC. Obscure double glazed window to the rear.

FIRST FLOOR

Landing

Ceiling loft hatch. Doors giving access to the first floor accommodation:-

Bedroom One

15'9" x 10'4" (4.80m x 3.15m)

Double glazed windows to the front and radiator. Storage cupboard.

Bedroom Two

10'11" x 9'9" (3.33m x 2.97m)

Double glazed window to the rear and radiator.

Bedroom Three

8'6" x 7'9" (2.59m x 2.36m)

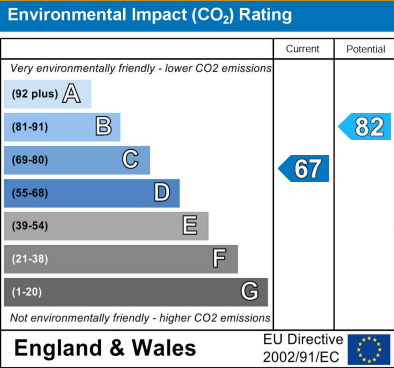
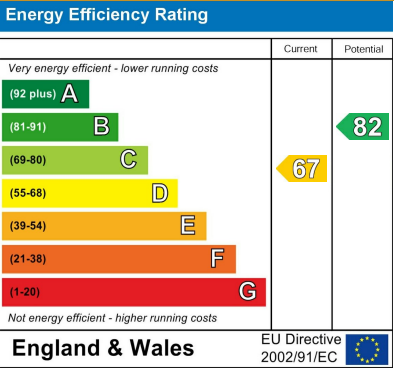
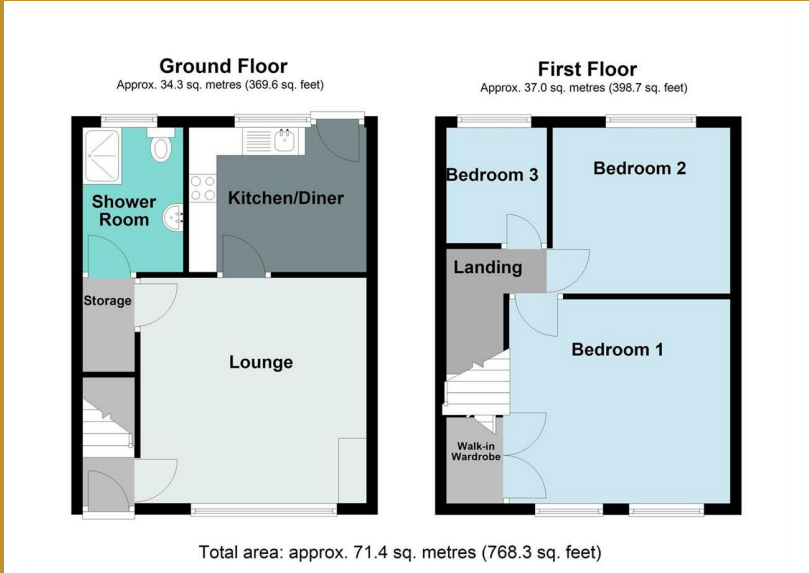
Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side

metal gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with pathway and Storage building





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