

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Plowden Road, Stechford, Birmingham, B33 9LB

£230,000



£230,000

**Plowden Road, Stechford,
Birmingham, B33 9LB**

- Mid Terrace House
- Three Bedrooms
- Open Plan Lounge
- Fitted kitchen
- Conservatory/Utility Area
- Block Paved Driveway
- Ground Floor Shower Room
- Family Rear Garden
- Energy Performance Certificate Awaiting

EPC Rating

Current:

Potential:

Council tax band

Band = A

* MID TERRACE HOUSE * DRIVEWAY *
THREE BEDROOMS * CONSERVATORY
** 360 VIRTUAL TOUR AVAILABLE! **

THIS FAMILY HOME IS LARGER THAN
IT LOOKS! READY TO MOVE IN AND
SITUATED CLOSE TO ALL LOCAL
AMENITIES...

CALL OUR YARDLEY OFFICE FOR A
VIEWING ON 0121-783-3422

The property is approached via a
DRIVEWAY providing off road parking
for two vehicles, with small garden
and storm canopy with
accommodation comprising of
entrance porch, hallway, LOUNGE,
KITCHEN, SHOWER ROOM,
CONSERVATORY/UTILITY AREA and
FAMILY REAR GARDEN to the ground
floor. To the first floor there are THREE
BEDROOMS.

The property benefits from central
heating and double glazing where
specified.

Energy Performance Certificate :
Awaiting

APPROACH

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

Driveway/Front Garden

A block paved driveway providing
parking for two vehicles with timber
fencing to either side, storm canopy,
small garden and pathway allowing
access to the double glazed entrance
porch.

Entrance Porch

Double glazed door with an additional
entrance door leading to:-

Open Plan Lounge

**15'6" including stairs x 11'11" (4.72m
including stairs x 3.63m)**

Double glazed window to the front.
Radiator. Feature fireplace with a
wooden surround and stone/marble
inset and hearth. Stairs to first floor
landing. doorway leading to the rear of
the ground floor accommodation.

Inner Hallway

Tiled flooring. Doors to-

Kitchen

10'1" x 8'8" (3.07m 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. APPLIANCES
INCLUDE AN ELECTRIC HOB WITH

EXTRACTOR CANOPY OVER AND SEPARATE DOUBLE OVEN. Ceiling spotlights. Tiling to the floor area. Plumbing for a dishwasher. Radiator. Double glazed window and a door to the rear leading into the conservatory.

Shower Room

Suite comprises of a shower cubicle with an electric shower over, wash basin with storage underneath and low flush WC. Tiling to the walls and flooring. Radiator. Ceiling spotlights. Obscure double glazed window to the rear.

Conservatory/Utility Area

Ceiling skylight windows. A wall and base units with a stainless steel sink drainer unit. Plumbing for a washing machine. Radiator. Storage cupboard. Ceiling spotlights. Door glazed window and double glazed French doors to the rear allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch with retractable ladders enclosed. Radiator. Doors giving access to the first floor accommodation:-

Bedroom One

15'2" x 10'2" (4.62m x 3.10m)

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

Bedroom Two

9'8" x 10'8" (2.95m x 3.25m)

Double glazed window to the rear and radiator.

Bedroom Three

8'5" x 7'7" (2.57m x 2.31m)

Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fence perimeter with side gate and additional gate allowing access to/from the front of the property. The rear garden has a paved patio area and lawn with mature shrubbery borders. Greenhouse and 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



167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primeestatesuk.com