



£235,000

**Eddish Road, Kitts Green,
Birmingham, B33 9RN**

- Mid Terrace House
- Four Bedrooms
- Extended Modern Kitchen
- Modern Shower Room
- Ideal Family Home
- No Upward Chain
- Loft Conversion
- Front & Large Rear Garden
- Energy Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band = A

**** EXTENDED MID TERRACE HOUSE ****
FOUR BEDROOMS ** IDEAL FAMILY
HOME ** LARGE REAR GARDEN ** 360
VIRTUAL TOUR AVAILABLE ** NO
UPWARD CHAIN! **

THERE IS MORE THAN MEETS THE EYE
WITH THIS EXTENDED, FAMILY HOME
WITH EXTENDED KITCHEN & LOFT
CONVERSION WHICH IS SITUATED
CLOSE TO ALL LOCAL AMENITIES...
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR AN IMMEDIATE
VIEWING!

This mid terrace house is accessed via
a front garden and leading to a double
glazed, entrance door with
accommodation comprising:-
entrance hall, LOUNGE, DINING AREA,
EXTENDED KITCHEN, MODERN
SHOWER ROOM and FAMILY REAR
GARDEN to the ground floor. To the
first floor there are THREE BEDROOMS
with a FOURTH BEDROOM accessed
via a fixed staircase within the front
bedroom.

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

Energy Performance Rating D

APPROACH

The property is accessed via the public
footpath and leading to:-

Front Garden

A paved front garden with shrubbery
borders to each side and leading to
the double glazed entrance door.

Entrance Hall

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

Lounge

13'3" x 12'7" (4.04m x 3.84m)

Double glazed window to the front
and radiator. Wood effect flooring.
Storage cupboard.

Dining Area

9'9" x 6'1" (2.97m x 1.85m)

Double glazed window and door to
the rear allowing access to the
kitchen. Additional door to the side
leading into the shower room.

Extended Family Kitchen

13'4" x 12'4" (4.06m x 3.76m)

A range of wall and base units with
work surfaces over incorporating a
stainless steel, sink and drainer unit

with a mixer up over. Gas cooker point. Plumbing for a washing machine. Wood effect flooring. Double glazed window and double glazed door to the rear allowing access to the family garden.

Modern Shower Room

Suite comprises of a shower cubicle with a boiler fed, shower over, pedestal wash basin and low flush WC. Radiator.

FIRST FLOOR

Landing

Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

12'10" x 9'3" (3.91m x 2.82m)

Double glazed windows to the front and radiator. Additional door allowing ACCESS VIA A FIXED STAIRCASE TO THE LOFT AREA/FOURTH BEDROOM.

Bedroom Two

10'6" x 7'11" (3.20m x 2.41m)

Double glazed window to the rear and radiator.

Bedroom Three

7'6" x 7'6" (2.29m x 2.29m)

Double glazed window to the rear and radiator.

LOFT AREA/BEDROOM FOUR

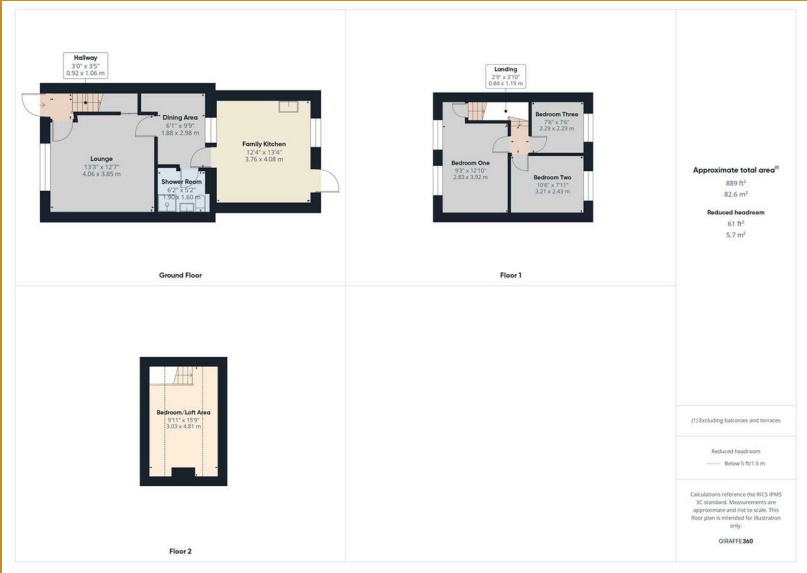
15'9" x 9'11" (4.80m x 3.02m)

Double glazed skylight window to the rear. Wood effect flooring.

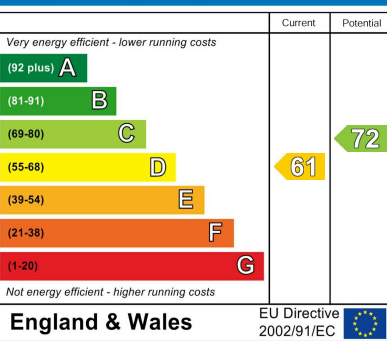
OUTSIDE

Family Rear Garden

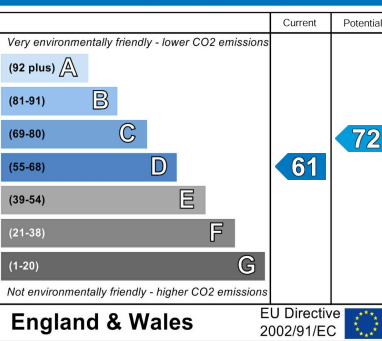
Timber fenced perimeter with a rear gate. The garden is mainly laid to lawn.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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