

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## The Riddings, Birmingham | £240,000

\* SEMI DETACHED HOUSE \* INTERNAL VIEWING ESSENTIAL \* THREE GENEROUS BEDROOMS \*  
DRIVEWAY \* 360 VIRTUAL TOUR AVAILABLE \*\*

This is a RECENTLY RENOVATED, SEMI DETACHED HOUSE which MUST BE VIEWED....THIS IS A GREAT FAMILY HOME.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING OR YOU WILL MISS OUT!

Accessed via a DRIVEWAY providing parking for your vehicles and with a front garden, the property comprises: entrance, hall, lounge, Kitchen/Dining Area and rear garden to the ground floor with TWO GENEROUS BEDROOMS and a FAMILY BATHROOM on the first floor with a THIRD BEDROOM accessed via a fixed staircase within the loft area.

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

Energy Performance Certificate D

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APPROACH

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

Driveway/Front Garden

A driveway providing parking for your vehicles. The front garden has a timber fence perimeter with lawn and a pathway leading to a double glazed entrance door:-

Entrance Hall

Stairs to first floor landing. Wood effect flooring. Door leading to the ground floor accommodation:-

Lounge

13'0" x 11'11" (3.96m x 3.63m)

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

Kitchen\Dining Area

16'0" x 6'7" (4.88m x 2.01m)

A range of wall and base units with work

surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap. Radiator. Plumbing for a washing machine. Gas cooker point. Tiling to the floor area. Double glazed window to the rear and double glazed French doors to the rear allowing access to the garden.

FIRST FLOOR

Landing

Obscure double glazed window to the side. Radiator. Additional staircase giving access to the second floor. Doors leading to the first floor accommodation:-

Bedroom One

10'0" x 9'8" (3.05m x 2.95m)

Double glazed windows to the front and radiator.

Bedroom Two

9'5" x 9'0" (2.87m x 2.74m)

Double glazed window to the rear and radiator. Wall mounted central heating boiler.

Family Bathroom

Suite comprises of a panelled bath unit with an electric shower over, wash basin and low flush WC. Heated towel rail. Tiling to the walls. Obscure double glazed window to the rear.

Second Floor

Ceiling double glazed window. A door leading into the third bedroom.

Bedroom Three

14'3" x 12'3" (4.34m x 3.73m)

Double glazed windows to the front and rear. Radiator.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate giving access to/from the front of the property. A low maintenance rear garden with artificial lawn and patio area.

