





**£215,000**

**Kitts Green Road, Kitts Green,  
Birmingham, B33 0EH**

- Mid Terrace House
- Three Generous Bedrooms
- Ideal Family Property
- Lounge
- Kitchen & Dining Area
- Driveway
- Popular Main Road Location
- First Floor Bathroom
- Family Rear Garden
- Energy Rate Awaiting

## EPC Rating

Current:

Potential:

## Council tax band

Band = A

\* MID TERRACE HOUSE \* LARGE  
DRIVEWAY \* THREE GENEROUS  
BEDROOMS \* FAMILY REAR GARDEN  
\*\* 360 VIRTUAL TOUR AVAILABLE! \*\*

THIS IS A GREAT FAMILY HOME  
..SITUATED CLOSE TO ALL LOCAL  
AMENITIES...BIGGER THAN IT LOOKS...  
CALL OUR YARDLEY OFFICE FOR A  
VIEWING ON 0121-783-3422 DON'T  
MISS OUT!!The property is approached  
via a DRIVEWAY providing off road  
parking for multiple vehicles with  
accommodation comprising of  
entrance porch, hallway, LOUNGE,  
KITCHEN & DINING AREA and FAMILY  
REAR GARDEN to the ground floor. To  
the first floor there are THREE  
GENEROUS BEDROOMS and FAMILY  
BATHROOM.

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

A driveway providing parking for

multiple vehicles with timber fencing  
to either side and leading to the  
double glazed entrance porch.

### Entrance Porch

Double glazed door and window to  
the front allowing access to an  
additional entrance door.

### Entrance Hall

Stairs to first floor landing. Doorway  
leading into the ground floor  
accommodation:-

### Lounge

**13'2" x 12'0" (4.01m x 3.66m)**

Double glazed window to the front  
and radiator. Under stairs storage  
cupboard. Decorative gas fire with  
feature wooden surround.

### Kitchen & Dining Area

**15'9" x 8'8" (4.80m x 2.64m)**

A range of wall and base units with  
work surfaces over incorporating a  
stainless steel, sink and drainer unit  
with mixer tap over. Gas cooker point  
with extractor canopy over. Central  
heating boiler. Part tiling to the walls.  
Plumbing for a washing machine.  
Radiator. Double glazed window and  
door to the rear allowing access to the  
garden.

FIRST FLOOR

Landing

Storage cupboard with ceiling loft access. Doors giving access to first floor accommodation:-

Bedroom One

10'11" x 10'0" (3.33m x 3.05m)

Double glazed window to the front and radiator.

Bedroom Two

10'2" x 7'2" (3.10m x 2.18m)

Double glazed window to the front and radiator.

Bedroom Three

9'7" x 8'0" (2.92m x 2.44m)

Double glazed window to the rear. Storage wardrobe.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate leading into a mid entry and allowing access to/from the front of the property. The rear garden is mainly laid to lawn with a paved patio and wooden seating area. Border shrubbery. Timber storage.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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