INDEPENDENT ESTATE AGENTS



# £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)

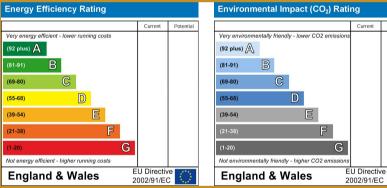
Double glazed window to the rear. Storage wardrobe.

### **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.













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