

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Shelley Croft, Birmingham | £200,000

\* MID TERRACE HOUSE \*\* FIRST TIME BUYER/INVESTMENT PROPERTY \* THREE BEDROOMS \*  
DRIVEWAY \* NO UPWARD CHAIN \*\*

This MID TERRACE HOUSE HAS BAGS OF POTENTIAL ...THIS IS AN IDEAL FIRST TIME BUYER OR INVESTOR PROPERTY.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING...DON'T DELAY!!

Accessed via a DRIVEWAY providing parking for two vehicles, the property comprises: porch, entrance hall, lounge, KITCHEN, SHOWER ROOM and FAMILY REAR GARDEN to the ground floor with THREE BEDROOMS on the first floor.

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

Energy Performance Certificate D

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APPROACH

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

Driveway

A driveway providing parking for two vehicles with wrought iron railings to both sides and leading to the entrance porch:-

Entrance Porch

Double glazed windows to the front and sides with double glazed door allowing access to an additional double glazed entrance door to:-

Hallway

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

Lounge

Double glazed window to the front and radiator. A door to the side leading into the storage area and further door into the shower room.

Kitchen

10'5" x 8'8" (3.18m 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. Electric hob. Part tiling to the walls. Radiator. Plumbing for a washing machine. Double glazed window and double glazed door to the allowing access to the rear garden.

Shower Room

8'9" x 5'1" (2.67m x 1.55m)

Suite comprises of a shower cubicle with an electric shower over, wash basin and low flush WC. Obscure double glazed window to the rear.

FIRST FLOOR

Landing

Ceiling loft hatch. Doors giving access to the first floor accommodation:-

Bedroom One

15'9" x 10'4" (4.80m x 3.15m)

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

Bedroom Two

10'11" x 9'9" (3.33m x 2.97m)

Double glazed window to the rear and radiator.

Bedroom Three

8'6" x 7'9" (2.59m x 2.36m)

Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side metal gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with pathway and Storage building



Total area: approx. 71.4 sq. metres (768.3 sq. feet)

