

# PRIME ESTATES

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## Wroxtton Road, Birmingham | Offers Over £160,000

**\*\* MID TERRACE HOUSE \*\* THREE BEDROOMS \*\* CLOSE TO ALL AMENITIES \*\* NO UPWARD CHAIN \*\***

IN NEED OF SOME UPDATING this is an ideal for any first time buyer/investor offered with NO UPWARD CHAIN!!  
This mid terrace house is accessed via a front garden area and comprises: HALLWAY, THROUGH LOUNGE, KITCHEN, RE FITTED SHOWER ROOM and rear garden all to the ground floor. To the first floor there are THREE BEDROOMS (bedroom two accessed via bedroom one). The property benefits from central heating and double glazing (both where specified).

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING  
Energy Performance Certificate: E

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**APPROACH**

Access is gained via front garden with steps up to front door

**Hallway**

Stairs to first floor central heating radiator and door;

**Through Lounge**

22'10 x 10'11 / 7'9 (6.71m'3.05m x 3.05m'3.35m / 2.13m'2.74m ) Double glazed bay window to front double glazed window to rear to central heating radiators under stair storage cupboard and door to;

**Kitchen**

7'11 x 5'11 (2.13m'3.35m x 1.52m'3.35m ) Double glaze window to side fitted with a range of wall and base units with worksurface over stainless steel sink and drainer with taps and door too;

**Lobby**

Door to garden and door to;

**Shower Room**

7'5 x 4'6 (2.13m'1.52m x 1.22m'1.83m who) Double glazed frosted window to side suite comprising of walk-in shower, low-level WC, wash handbasin and central heating radiator.

**FIRST FLOOR**

**Bedroom One**

14'9 x 11'1 (4.27m'2.74m x 3.35m'0.30m ) Double glazed window to rear and central heating radiator with door leading to;

**Bedroom Two**

9'10 x 7'11 (2.74m'3.05m x 2.13m'3.35m ) Double glaze window to rear and central heating radiator.

**Bedroom Three**

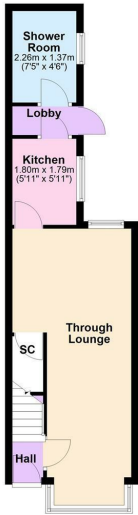
11'3 x 7'8 (3.35m'0.91m x 2.13m'2.44m ) Double glaze window to front and central heating radiator.

**OUTSIDE**

**Rear Garden**

Enclosed being paved.

Ground Floor



First Floor

