





**£250,000**

**Eddish Road, Kitts Green,  
Birmingham, B33 9RN**

- Mid Terrace House
- Four Bedrooms
- Extended Modern Kitchen
- Modern Shower Room
- Ideal Family Home
- No Upward Chain
- Loft Conversion
- Front & Large Rear Garden
- Energy Rating D

## EPC Rating

Current: D  
Potential: C

## Council tax band

Band = A

**\*\* EXTENDED MID TERRACE HOUSE \*\*  
FOUR BEDROOMS \*\* IDEAL FAMILY  
HOME \*\* LARGE REAR GARDEN \*\* 360  
VIRTUAL TOUR AVAILABLE \*\* NO  
UPWARD CHAIN! \*\***

THERE IS MORE THAN MEETS THE EYE  
WITH THIS EXTENDED, FAMILY HOME  
WITH EXTENDED KITCHEN & LOFT  
CONVERSION WHICH IS SITUATED  
CLOSE TO ALL LOCAL AMENITIES...  
CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR AN IMMEDIATE  
VIEWING!

This mid terrace house is accessed via  
a front garden and leading to a double  
glazed, entrance door with  
accommodation comprising:-  
entrance hall, LOUNGE, DINING AREA,  
EXTENDED KITCHEN, MODERN  
SHOWER ROOM and FAMILY REAR  
GARDEN to the ground floor. To the  
first floor there are THREE BEDROOMS  
with a FOURTH BEDROOM accessed  
via a fixed staircase within the front  
bedroom.

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

Energy Performance Rating D

## APPROACH

The property is accessed via the public  
footpath and leading to:-

### Front Garden

A paved front garden with shrubbery  
borders to each side and leading to  
the double glazed entrance door.

### Entrance Hall

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

### Lounge

**13'3" x 12'7" (4.04m x 3.84m)**

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

### Dining Area

**9'9" x 6'1" (2.97m x 1.85m)**

Double glazed window and door to  
the rear allowing access to the  
kitchen. Additional door to the side  
leading into the shower room.

### Extended Family Kitchen

**13'4" x 12'4" (4.06m x 3.76m)**

A range of wall and base units with  
work surfaces over incorporating a  
stainless steel, sink and drainer unit

with a mixer up over. Gas cooker point. Plumbing for a washing machine. Wood effect flooring. Double glazed window and double glazed door to the rear allowing access to the family garden.

### Modern Shower Room

Suite comprises of a shower cubicle with a boiler fed, shower over, pedestal wash basin and low flush WC. Radiator.

### FIRST FLOOR

#### Landing

Ceiling loft hatch. Doors leading to first floor accommodation:-

#### Bedroom One

12'10" x 9'3" (3.91m x 2.82m)

Double glazed windows to the front and radiator. Additional door allowing ACCESS VIA A FIXED STAIRCASE TO THE LOFT AREA/FOURTH BEDROOM.

#### Bedroom Two

10'6" x 7'11" (3.20m x 2.41m)

Double glazed window to the rear and radiator.

#### Bedroom Three

7'6" x 7'6" (2.29m x 2.29m)

Double glazed window to the rear and radiator.

### LOFT AREA/BEDROOM FOUR

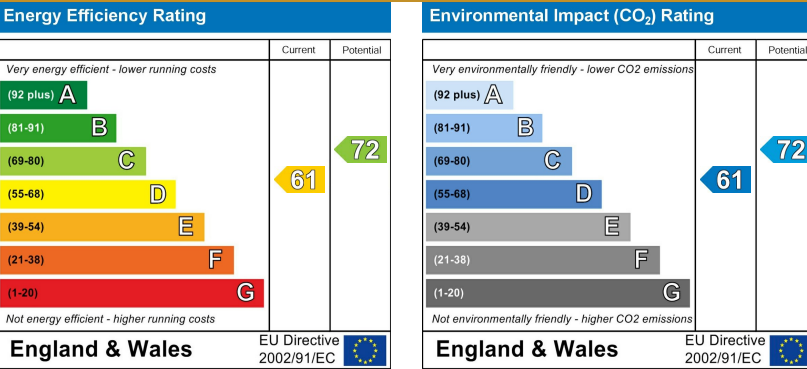
15'9" x 9'11" (4.80m x 3.02m)

Double glazed skylight window to the rear. Wood effect flooring.

### OUTSIDE

#### Family Rear Garden

Timber fenced perimeter with a rear gate. The garden is mainly laid to lawn.





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