



**£200,000**

**Hurstcroft Road, Kitts Green,  
Birmingham, West Midlands, B33  
9QU**

- Extended Mid Terrace House
- Two Bedrooms
- Internal Viewing Essential
- Lounge
- Modern Kitchen & Separate Dining Room
- Driveway & Rear Garden
- Utility Room & Guest W.C
- First Floor Family Bathroom
- Rear Garden
- Energy Rating D

## **EPC Rating**

Current: D

Potential: C

## **Council tax band**

Band = A

**\* MID TERRACE HOUSE \*\* EXTENDED  
TO REAR \* TWO BEDROOMS \*  
DRIVEWAY \* 360 VIRTUAL TOUR  
AVAILABLE \*\* TAKE A LOOK! \*\***

This is a SUPERB, EXTENDED MID TERRACE HOUSE which is situated close to all local amenities and schools. THIS IS AN IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY THAT NEEDS TO BE VIEWED BEFORE IT IS SOLD QUICKLY! CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING. Accessed via a DRIVEWAY providing parking for two vehicles, the property comprises: entrance porch, hall, lounge, MODERN KITCHEN & SEPARATE DINING ROOM, UTILITY ROOM & GUEST W.C and REAR GARDEN to the ground floor with TWO BEDROOMS and FAMILY BATHROOM on the first floor. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate D

### **APPROACH**

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

### **Driveway**

A driveway providing parking for two vehicles with timber fencing to one side and open border to the neighbouring property and leading to a double glazed entrance porch.

### **Entrance Porch**

Double glazed door and windows to the front and sides with wood effect flooring leading into an additional double glazed entrance door.

### **Entrance Hall**

Stairs to first floor landing. Radiator. Wood effect flooring. Door leading to ground floor accommodation:-

### **Lounge**

**13'4" x 11'9" (4.06m x 3.58m)**

Double glazed window to the front and radiator. Wood effect flooring. Feature wooden fire surround with decorative electric fire. A door to the rear leading into.

### **Modern Kitchen**

**15'10" x 6'4" (4.83m x 1.93m)**

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Electric cooker point with

extractor canopy over. Plumbing for a dishwasher. Radiator. Wall mounted central heating boiler. Double glazed window to the rear. Wood effect flooring.

## Dining Room

**14'5" x 9'3" (4.39m x 2.82m)**

Wood effect flooring. Radiator. Single glazed ceiling windows. Double glazed window to the rear and door allowing access to the garden. Wood effect flooring.

## Utility Area

Wall storage units. Wood effect flooring. Outlet for a tumble dryer and plumbing for a washing machine. Ceiling spotlights. A door giving access to:-

## Guest W.C

Suite comprises of a low flush w.c and wash basin with storage underneath.

## FIRST FLOOR

### Landing

Ceiling loft hatch with retractable ladders. Doors giving access to first floor accommodation:-

### Bedroom One

**13'0" x 9'1" (3.96m x 2.77m)**

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

### Bedroom Two

**10'11" x 8'3" (3.33m x 2.51m)**

Double glazed window to the rear and radiator.

### Family Bathroom

Suite comprises of a separate shower cubicle with an electric shower over, panelled bath unit with tap shower over, wash basin and low flush WC. Heated towel rail. Tiling to the walls. Ceiling spotlights. Obscure double glazed window to the rear.

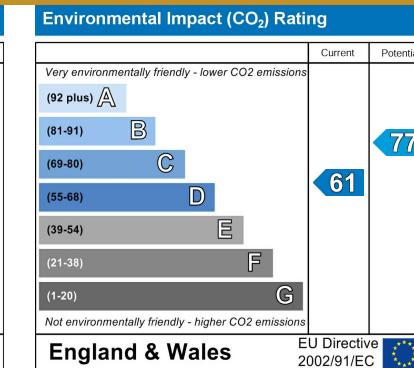
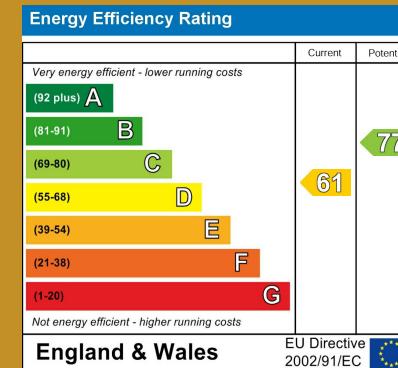
## OUTSIDE

### Rear Garden

Timber fenced perimeter. The garden has paved patio areas with border shrubbery and lawn. Greenhouse. Large timber storage/Outbuilding. Outside power and tap points.

### Utility Area

Wall storage units. Plumbing for a washing machine. Tumble dryer wall outlet. Wood effect flooring. Ceiling spotlights. A door giving access to:-





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