

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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

£200,000



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**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.

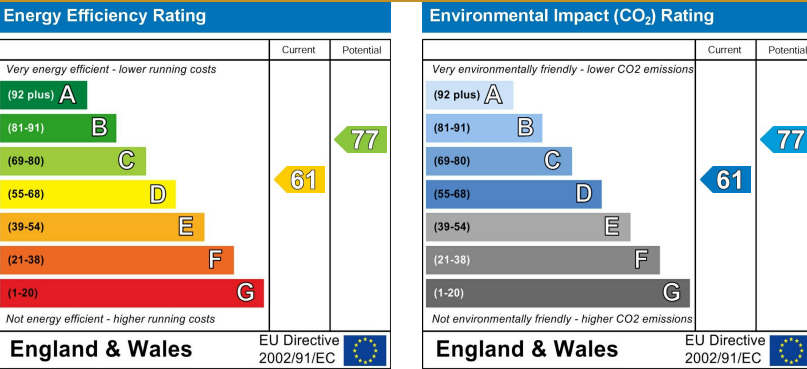
OUTSIDE

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:-





167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primeestatesuk.com](mailto:yardley@primeestatesuk.com)