

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Flaxton Grove, Birmingham | £190,000

* SEMI DETACHED HOME * DRIVEWAY * TWO BEDROOMS * FAMILY REAR GARDEN ** CUL-DE-SAC LOCATION * 360 VIRTUAL TOUR AVAILABLE! **

THIS SEMI DETACHED HOUSE IS AN IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY WITH A LARGE REAR GARDEN FOR POSSIBLE EXTENSION!!(STPP).

CALL OUR YARDLEY OFFICE FOR A VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!! The property is approached via a DRIVEWAY providing off road parking for two vehicles with accommodation comprising of:- entrance, hallway, LOUNGE, MODERN FAMILY KITCHEN/DINER WITH APPLIANCES INCLUDED and GENEROUS REAR GARDEN to the ground floor. To the first floor there are TWO BEDROOMS and Bathroom. The property benefits from central heating and double glazing where specified. Energy Performance Certificate : D

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APPROACH

** DRAFT DETAILS AWAITING VERIFICATION FROM OUR VENDOR **
The property is accessed via dropped kerb and leading to:-

Driveway

A driveway providing parking for two vehicles with timber fencing to either side and leading to a double glazed entrance door.

Entrance Hall

Staircase to first floor landing. Radiator. Doorway leading into the ground floor accommodation:-

Lounge

Double glazed windows to the front and radiator. Wood effect flooring. Under stairs storage cupboard. Further doorway to the rear leading into the kitchen/diner.

Kitchen/Diner

A range of wall and base units with work

surfaces over incorporating a Belfast sink unit with a mixer tap over. Ceiling spotlights. Appliances include an electric hob with electric oven underneath and extractor canopy over. Ceiling spotlights. Radiator. Plumbing for a washing machine. Storage area. Wall mounted central heating boiler. Double glazed window and door to the rear allowing access to the family garden.

FIRST FLOOR

Landing

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

Bedroom One

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

Bedroom Two

Double glazed window to the rear and radiator.

Bathroom

Suite comprises of a panelled bath unit with a tap shower over, pedestal wash basin and low flush WC. Airing cupboard. Radiator. Double glazed obscure window to the rear.

OUTSIDE

Generous Rear Garden

Timber fence perimeter with a side gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with border shrubbery and trees and a paved patio area. Outside tap point.

