

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Eddish Road, Kitts Green, Birmingham, West Midlands, B33 9RN

£200,000





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

- End Terrace House
- Three Bedrooms
- Lounge
- Kitchen
- Driveway
- Ground Floor Bathroom
- Family Rear Garden
- Energy Performance Rating D

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = A

\* FIRST TIME BUYER/INVESTMENT  
PROPERTY \* THREE BEDROOMS \*  
DRIVEWAY \*  
360 VIRTUAL TOUR AVAILABLE \*\*

This is a WELL PRESENTED, END OF  
TERRACE HOUSE which MUST BE  
VIEWED to appreciate the standard  
and is AN IDEAL FIRST TIME  
BUYER/INVESTMENT PROPERTY.  
CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR A VIEWING OR YOU  
MISS OUT!

Accessed via a DRIVEWAY providing  
parking for two vehicles, the property  
comprises: entrance, hall, lounge,  
MODERN KITCHEN, MODERN  
BATHROOM and FAMILY REAR  
GARDEN to the ground floor with  
THREE GENEROUS BEDROOMS 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 a brick wall perimeter  
and leading to a double glazed  
entrance door.

### Entrance Hall

Stairs to first floor landing. A door  
giving access to ground floor  
accommodation;-

### Lounge

**15'0" x 12'8" (4.57m x 3.86m)**

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

### Kitchen

**10'10" x 6'0" (3.30m x 1.83m)**

A range of wall and base units with  
work surfaces over incorporating a  
stainless steel, sink and drainer unit  
with mixer tap over. Gas cooker point.  
Extractor hood. Plumbing for a  
washing machine. Part tiling to the  
walls. Double glazed window and door  
to the rear allowing access to the  
garden.

### Bathroom

**7'0" x 4'8" (2.13m x 1.42m)**

Suite comprises of a panelled bath  
unit with electric shower over, wash  
basin with storage underneath and  
low flush WC. Wood effect flooring.

Radiator. Obscure double glazed window to the rear. Part tiling to the walls.

FIRST FLOOR

Landing

Ceiling loft hatch. Double glazed window to the side. Doors giving access to first floor accommodation:-

Bedroom One

12'10" x 10'0" (3.91m x 3.05m)

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

Bedroom Two

11'0" x 8'6" (3.35m x 2.59m)

Double glazed window to the rear and radiator.

Bedroom Three

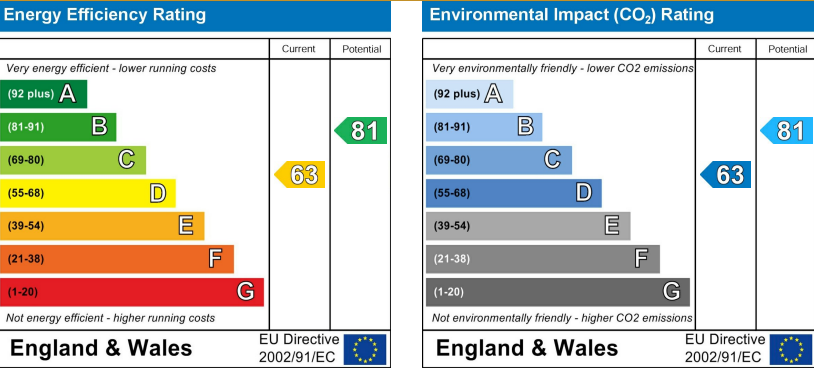
8'0" x 7'2" (2.44m x 2.18m)

Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate giving access to/from the front of the property. The rear garden has a paved patio area and lawn with border shrubbery. Timber storage shed.





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