



£200,000

**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

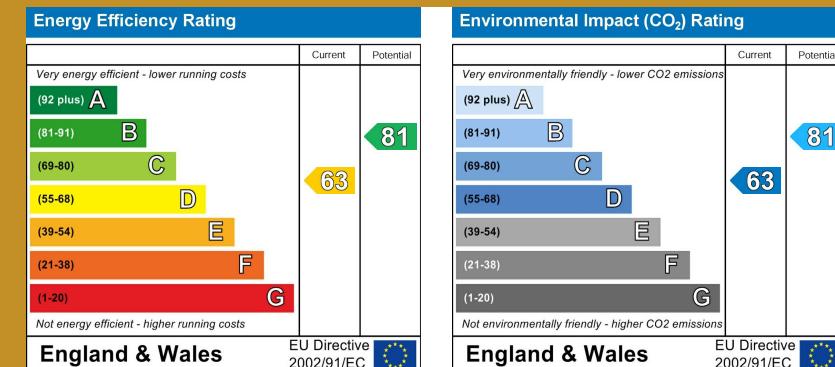
8'0" x 7'2" (2.44m x 2.18m)

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.





167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primeestatesuk.com