

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Bantams Close, Birmingham | £195,000

\*END OF TERRACE HOUSE \* TWO BEDROOMS \* MODERN STYLE PROPERTY \* NO UPWARD CHAIN!! ONLINE TOUR AVAILABLE NOW!!

\*\*\*\* UNEXPECTEDLY BACK ON THE MARKET!! \*\*\*\*

ARE YOU LOOKING TO TAKE A STEP ONTO THE PROPERTY LADDER?...THIS LOVELY, MODERN STYLE PROPERTY IS THE ANSWER...

CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING.

The property is accessed via a DRIVEWAY providing parking for two vehicles with additional parking to the side and leading to a double glazed, entrance door. The accommodation comprises of:- entrance hallway, KITCHEN WITH APPLIANCES INCLUDED, OPEN PLAN LOUNGE and rear garden to the ground floor. To the first floor there are TWO BEDROOMS and a shower room.

The property benefits from central heating and double glazing both where specified and is offered with NO UPWARD CHAIN!

Energy Rating C

[www.primeestatesuk.com](http://www.primeestatesuk.com)

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## APPROACH

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

## Driveway/Front Garden

A driveway providing parking for two/three vehicles with additional parking to the side of the property. There is a front garden area with a brick and timber fenced perimeter and leading to a double glazed entrance door.

## Entrance Hallway

Radiator. Tiled flooring. Door giving access to ground floor accommodation:-

## Kitchen

8'5" x 7'10" (2.57m x 2.39m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Appliances include a

gas hob with an electric oven underneath and extractor. Plumbing for a washing machine. Part tiling to the walls and tiling to the floor area. Double glazed window to the front.

## Open Plan Lounge

15'5" x 11'9" including staircase (4.70m x 3.58m including staircase)

Staircase leading to the first floor landing. Gas fire with stone/marble surround. Radiator. Double glazed window and door to the rear allowing access to the garden.

## FIRST FLOOR

### Landing

With doors allowing access to the first floor accommodation:-

### Bedroom One

11'10" x 5'8" (3.61m x 1.73m)

Double glazed window to the front and radiator.

### Bedroom Two

12'1" x 11'9" (3.68m x 3.58m)

Double glazed window to the rear and radiator. Ceiling loft hatch.

### Shower Room

Suite comprises of a shower cubicle with an electric shower over, pedestal wash basin and low flush WC. Heated towel rail. Part tiling to the walls. Obscure double glazed window to the front.

## OUTSIDE

### Rear Garden

Timber fenced perimeter with a side gate leading to additional gates and access to/from the front of the property. The rear garden is mainly laid to lawn with a paved patio area and border shrubbery. Timber storage shed.

