

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Henshaw Grove, Birmingham | £225,000

**\*\* MID TERRACE HOME \*\* THREE BEDROOMS \*\* GREAT FAMILY HOME \*\***

AN OPPORTUNITY TO PURCHASE THIS MID TERRACE HOME ON HENSHAW GROVE, YARDLEY, BIRMINGHAM.

This is an ideal First Time Buy.

This property is accessed via a FRONT GARDEN leading to front door the accommodation comprises:- Porch, LOUNGE, BREAKFAST KITCHEN, BATHROOM and garden to the ground floor, TWO DOUBLE BEDROOMS, GOOD SIZE SINGLE BEDROOM to first floor.

Situated close to local schools, shops & transport links this is an ideal family home.

Double glazed and central heating (both where specified)

Early viewing is essential to avoid disappointment.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance: awaiting

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## APPROACH

Access is gained via front garden leading to:

## Porch

Front door to:

## Lounge

13'10 x 15'2 (4.22m x 4.62m )

Double glazed bay window to front, central heating radiator and door to:

## Kitchen

15'3 x 9'3 (4.65m x 2.82m )

Double glazed window to rear, fitted with a range of wall, base and drawer units incorporating stainless steel sink and drainer with mixer tap over, oven hob and extractor and door to:

## Lobby

Door to garden and door to

## Bathroom

Double glazed frosted window to rear, panelled bath, low level w.c, pedestal wash hand basin and central heating radiator.

## FIRST FLOOR

## Landing

Doors off.

## Bedroom One

10'6 x 17'1 max 13'11 min (3.20m x 5.21m max 4.24m min )

Double glazed window to front, central heating radiator and storage cupboard

## Bedroom Two

12'5 x 9'5 (3.78m x 2.87m )

Double glazed window to rear and central heating radiator.

## Bedroom Three

9'7 x 7'6 (2.92m x 2.29m )

Double glazed window to rear and central heating radiator

## OUTSIDE

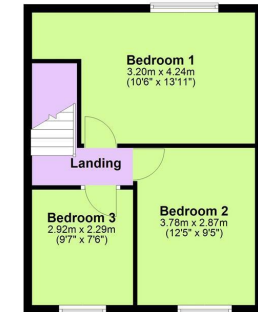
## Rear Garden

Being mainly laid to lawn

Ground Floor



First Floor



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) B		
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