



£225,000

**Inglefield Road, Stechford,
Birmingham, West Midlands, B33
8DF**

- Semi Detached House
- Three Generous Bedrooms
- Corner Plot Property
- Modernisation Required
- Two Reception Rooms
- Kitchen & Utility Room
- Driveway & Garage
- No Upward Chain
- Front & Rear Gardens
- Energy Rating D

EPC Rating

Current: D

Potential: B

Council tax band

Band = B

**** SEMI DETACHED HOUSE ** CORNER PLOT PROPERTY ** REQUIRES MODERNISATION ** THREE BEDROOMS ** SIDE GARAGE ****

AN OPPORTUNITY TO PURCHASE THIS CORNER PLOT SEMI DETACHED HOUSE-THERE IS SO MUCH POTENTIAL- An early viewing is essential! CALL OUR YARDLEY OFFICE ON 0121-783-3422

This semi detached house is accessed via gates and leading to a DRIVEWAY providing parking for your vehicles along with a GARAGE, a front garden area and leading to a double glazed entrance door, the accommodation comprises:- entrance hallway, LOUNGE & DINING ROOM, KITCHEN, UTILITY ROOM and rear garden on the ground floor with THREE GENEROUS BEDROOMS and bathroom to the first floor.

The property also benefits from central heating and double glazing where specified.

Energy Performance Rating D

APPROACH

The property is accessed via a dropped

kerb and wrought iron gates and leading to;:-

Front Garden/Driveway

A driveway providing parking for your vehicles along with a SIDE GARAGE with a timber and concrete block perimeter. A front garden area with lawn and border shrubbery and leading to a double glazed entrance door.

Entrance Hall

Stairs to the first floor landing. Double glazed window to the side. Radiator. Doors leading to ground floor accommodation:-

Lounge

14'9" into bay x 12'5" (4.50m into bay x 3.78m)

Double glazed bay window to the front and radiator. Double doors to the rear leading into:-

Dining Room

10'1" x 9'5" (3.07m x 2.87m)

Double glazed windows and french doors to the rear. Radiator.

Kitchen

10'2" x 8'10" (3.10m x 2.69m)

A range of war and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with taps over. Gas cooker point with extractor hood over. Double glazed window to the rear and door to the side allowing access into the utility room.

Utility Room

9'5" x 7'6" (2.87m x 2.29m)

A range of wall and base units incorporating a stainless steel, sink and drainer unit with taps over. Tiling to the floor area. Plumbing for a washing machine. A door to the rear allowing additional access to the garden. A door to the front leading into the side garage.

FIRST FLOOR

Landing

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

Bedroom One

16'9" into bay x 9'7" (5.11m into bay x 2.92m)

Double glazed bay window to the front and radiator. Fitted wardrobes.

Bedroom Two

10'8" x 8'11" (3.25m x 2.72m)

Double glazed window to the rear and radiator. Fitted wardrobes.

Bedroom Three

11'2" x 5'7" (3.40m x 1.70m)

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

Family Bathroom

Suite comprises of a shower cubicle with an electric shower over, corner bath unit, wash basin with storage underneath and low flush W.C. Tiling to the walls. Radiator. Obscure double glazed windows to the rear and side.

OUTSIDE

Rear Garden

Timber fenced perimeter with paved area.

Garage

15'6" x 3'2" (4.72m x 0.97m)

A metal up and over door to the front with separate metal, entrance door allowing access to/from the front of the property.



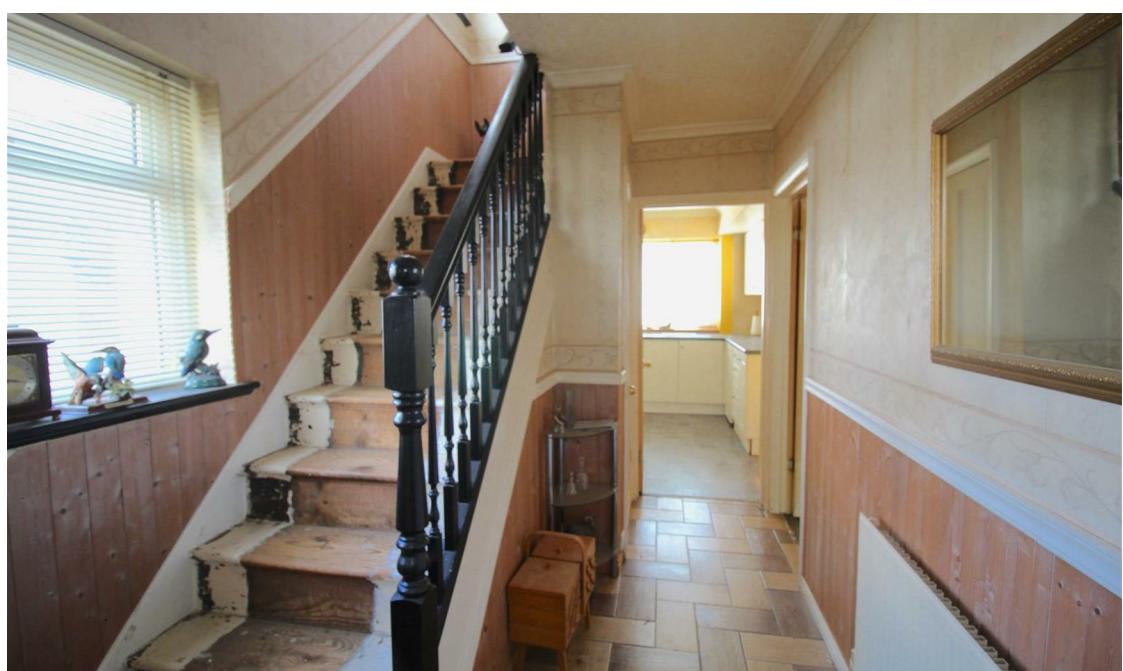
The chart displays the percentage of dwellings in England & Wales categorized by their energy efficiency rating from 1992 to 2009. The categories are color-coded: Very energy efficient (A-G) in green, yellow, and orange; and Not energy efficient (H) in red. The percentage for each category is shown in a box, with a callout indicating the total percentage for the Not energy efficient category (H) in 2009.

Rating	1992 (%)	1995 (%)	1998 (%)	2001 (%)	2004 (%)	2007 (%)	2009 (%)
A (92 plus)	10	10	10	10	10	10	10
B (81-91)	20	20	20	20	20	20	20
C (69-80)	25	25	25	25	25	25	25
D (55-68)	20	20	20	20	20	20	20
E (39-54)	10	10	10	10	10	10	10
F (21-38)	10	10	10	10	10	10	10
G (1-20)	10	10	10	10	10	10	10
H (Not energy efficient)	10	10	10	10	10	10	63

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions	A (92 plus)	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive
2002/91/EC
2003/87/EC
2004/85/EC



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