



**£215,000**

**Wyndhurst Road, Stechford,  
Birmingham, West Midlands, B33  
9JG**

- Mid Terrace House
- Three Bedrooms
- Internal Viewing Essential
- Ideal First time Buyer/Investment
- Lounge
- Kitchen
- Conservatory & Rear Garden
- Driveway/Front Garden
- Ground Floor Bathroom/W.C
- Energy Rating C

## **EPC Rating**

Current: C  
Potential: B

## **Council tax band**

Band = A

**\* MID TERRACE HOUSE \* INTERNAL  
VIEWING ESSENTIAL \* THREE  
BEDROOMS \* DRIVEWAY \* 360  
VIRTUAL TOUR AVAILABLE \*\***

This is a WELL PRESENTED, MID TERRACE HOUSE which MUST BE VIEWED to appreciate the standard of accommodation on offer! AN IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING OR YOU WILL MISS OUT!

Accessed via a DRIVEWAY providing parking for multiple vehicles, the property comprises: entrance, hall, lounge, KITCHEN, BATHROOM, CONSERVATORY and 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 C

### **APPROACH**

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

### **Driveway/Front Garden**

A driveway providing parking for multiple vehicles and with a block paved pathway with timber and private hedge perimeter and leading to the double glazed entrance door.

### **Entrance Hallway**

Stairs to first floor landing. Radiator. Wood effect flooring. A door leading to ground floor accommodation:-

### **Lounge**

**12'0" x 12'0" (3.66m x 3.66m)**

Double glazed window to the front and radiator. Feature wooden flooring. Wall mounted decorative electric fire.

### **Kitchen**

**10'1" x 8'4" (3.07m x 2.54m)**

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 canopy over. Radiator. Part tiling to the walls. Wood effect flooring. Breakfast bar. Plumbing for a washing machine. Double glazed window to the rear and door allowing access to the conservatory and further door leading into the bathroom.

## Inner Hallway

Under stairs storage cupboard. Further door leading into the family bathroom.

## Family Bathroom

Suite comprises of a kidney shaped, bath unit with a boiler fed shower over, pedestal wash basin and low flush WC. Heated towel rail. Tiling to the walls. Obscure double glazed window to the rear.

## Conservatory

**10'8" x 10'5" (3.25m x 3.18m)**

Double glazed windows to sides and rear along with double glazed French doors allowing access to the garden. Radiator. Wood effect flooring. Feature ceiling fan light.

## FIRST FLOOR

### Landing

Ceiling loft hatch. Doors giving access to first floor accommodation:-

### Bedroom One

**15'0" x 9'11" (4.57m x 3.02m)**

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

### Bedroom Two

**11'0" x 9'10" (3.35m x 3.00m)**

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

### Bedroom Three

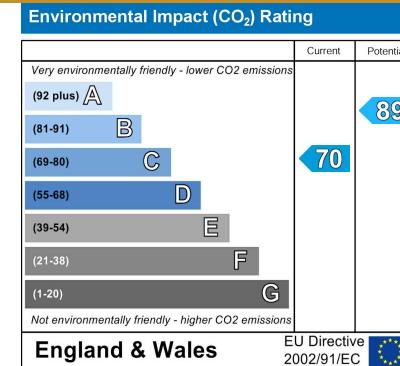
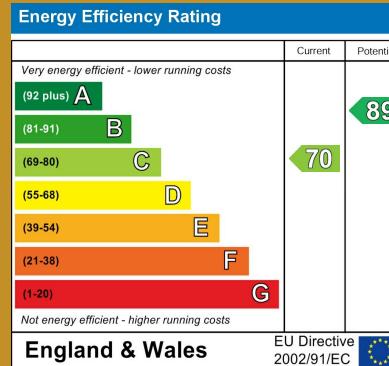
**8'5" x 7'10" (2.57m x 2.39m)**

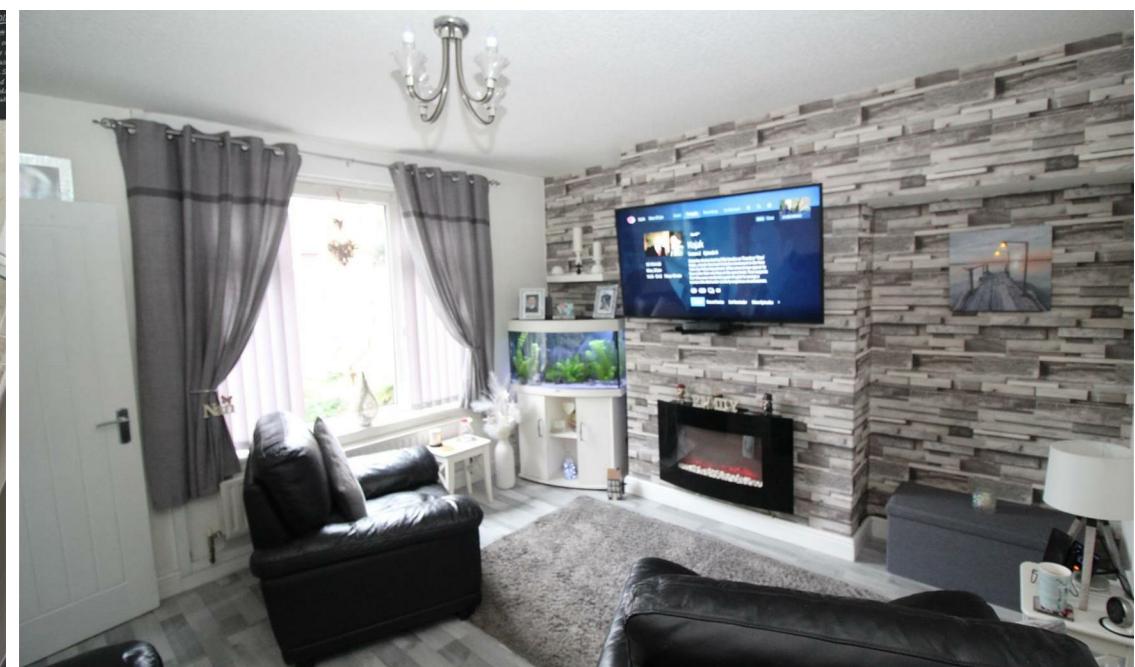
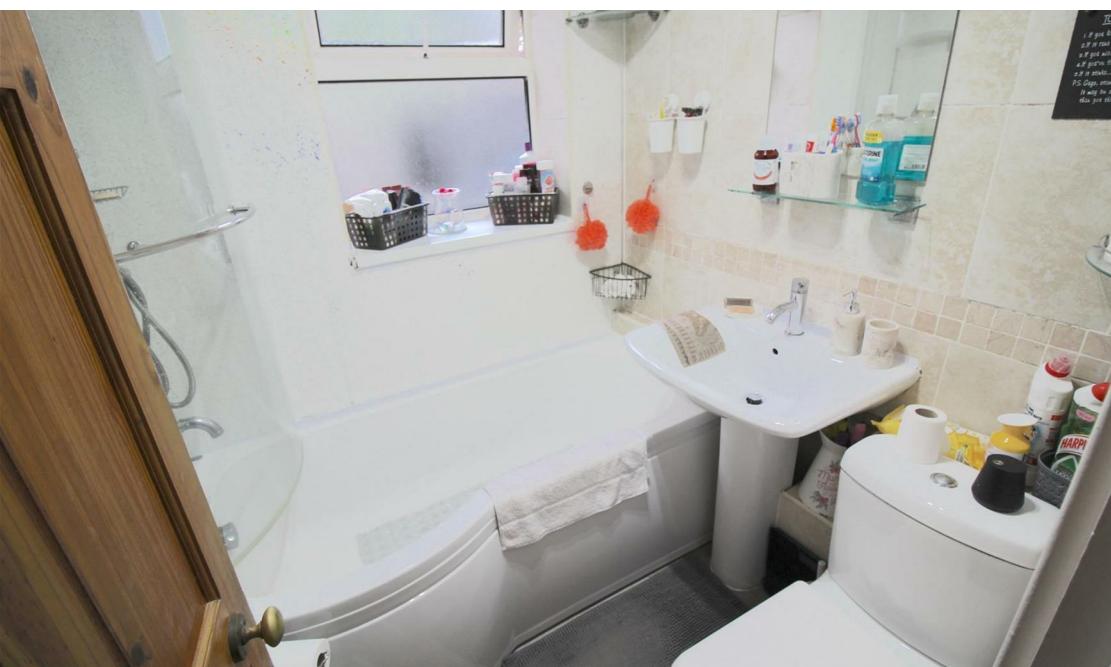
Double glazed window to the rear and radiator. Wood effect flooring.

## OUTSIDE

### Rear Garden

Timber fence perimeter with side gate, allowing access to the mid entry and to/from the front of the property. A low maintenance rear garden with border shrubbery.





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