





**£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

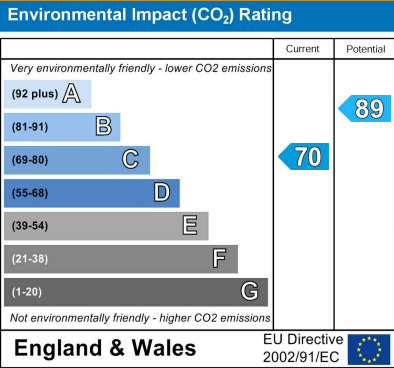
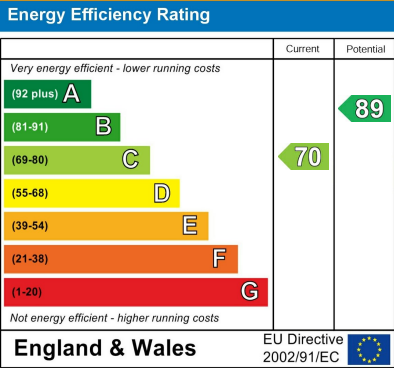
8'5" x 7'10" (2.57m x 2.39m)

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

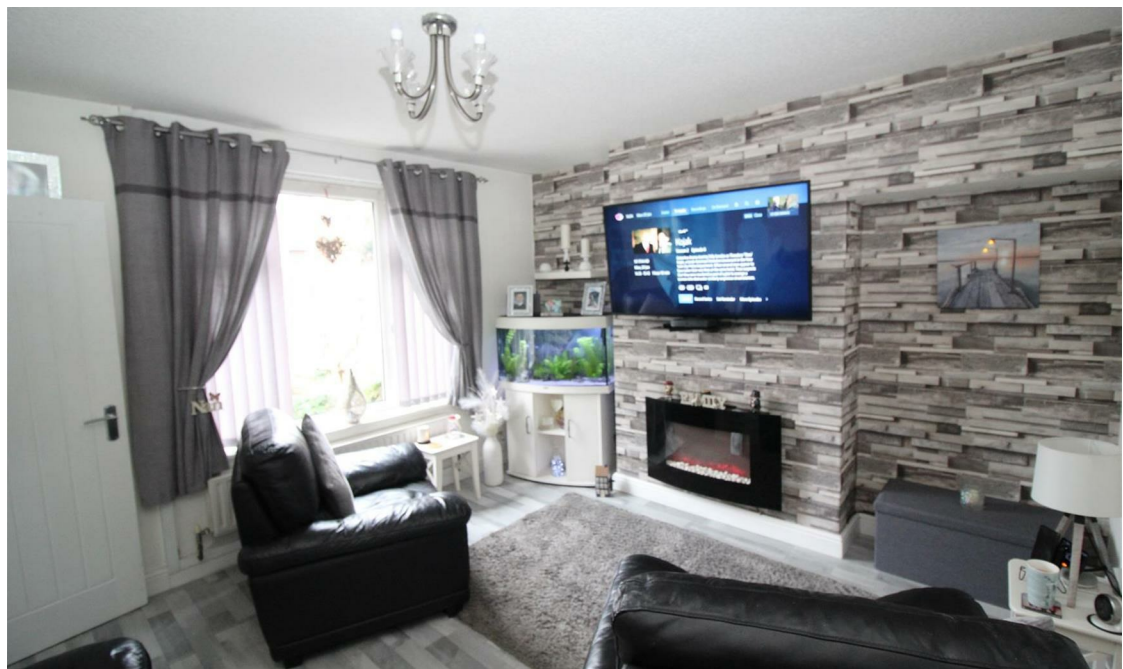
OUTSIDE

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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