

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Eddish Road, Birmingham | £225,000

**\*\* EXTENDED MID TERRACE HOUSE \*\* THREE BEDROOMS & USABLE LOFT AREA \*\* IDEAL FAMILY HOME \*\* LARGE REAR GARDEN \*\* 360 VIRTUAL TOUR AVAILABLE \*\* NO UPWARD CHAIN! \*\***

THERE IS MORE THAN MEETS THE EYE WITH THIS EXTENDED, FAMILY HOME WITH EXTENDED KITCHEN & LOFT CONVERSION WHICH IS SITUATED CLOSE TO ALL LOCAL AMENITIES...

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR AN IMMEDIATE VIEWING!

This mid terrace house is accessed via a front garden and leading to a double glazed, entrance door with accommodation comprising:- entrance hall, LOUNGE, DINING AREA, EXTENDED KITCHEN, MODERN SHOWER ROOM and FAMILY REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS with a USABLE LOFT AREA accessed via a fixed staircase within the front bedroom.

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

Energy Performance Rating D

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APPROACH

The property is accessed via the public footpath and leading to:-

Front Garden

A paved front garden with shrubbery borders to each side and leading to the double glazed entrance door.

Entrance Hall

Staircase to first floor landing. Radiator. A door giving access to the ground floor accommodation:-

Lounge

13'3" x 12'7" (4.04m x 3.84m)

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

Dining Area

9'9" x 6'1" (2.97m x 1.85m)

Double glazed window and door to the rear allowing access to the kitchen. Additional door to the side leading into the shower room.

Extended Family Kitchen

13'4" x 12'4" (4.06m x 3.76m)

A range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with a mixer up over. Gas cooker point. Plumbing for a washing machine. Wood effect flooring. Double glazed window and double glazed door to the rear allowing access to the family garden.

Modern Shower Room

Suite comprises of a shower cubicle with a boiler fed, shower over, pedestal wash basin and low flush WC. Radiator.

FIRST FLOOR

Landing

Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

12'10" x 9'3" (3.91m x 2.82m)

Double glazed windows to the front and radiator. Additional door allowing ACCESS VIA A FIXED STAIRCASE TO THE LOFT AREA.

Bedroom Two

10'6" x 7'11" (3.20m x 2.41m)

Double glazed window to the rear and radiator.

Bedroom Three

7'6" x 7'6" (2.29m x 2.29m)

Double glazed window to the rear and radiator.

LOFT AREA

15'9" x 9'11" (4.80m x 3.02m)

Double glazed skylight window to the rear. Wood effect flooring.

OUTSIDE

Family Rear Garden

Timber fenced perimeter with a rear gate. The garden is mainly laid to lawn.

