

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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**Easthope Road, Birmingham | £175,000**

**\* END TERRACE HOUSE \*\* FIRST TIME BUYER/INVESTMENT PROPERTY \* TWO BEDROOMS \* DRIVEWAY \* 360 VIRTUAL TOUR AVAILABLE \*\* NO UPWARD CHAIN \*\***

This CORNER PLOT, END OF TERRACE HOUSE WILL REQUIRE MODERNISATION HOWEVER ...THIS IS AN IDEAL FIRST TIME OR INVESTOR PROPERTY. CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING...DON'T DELAY!! Accessed via a DRIVEWAY providing parking for multiple vehicles, the property comprises: entrance, hall, lounge, KITCHEN and REAR GARDEN to the ground floor with TWO BEDROOMS and Shower room on the first floor. The property benefits from central heating and double glazing where specified and is offered with NO UPWARD CHAIN!

**Energy Performance Certificate D**

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## APPROACH

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

## Driveway

A block paved driveway providing parking for multiple vehicles with a timber and brick wall perimeter and leading to a double glazed entrance door.

## Entrance Hall

Stairs leading to first floor landing. Wood effect flooring. Door allowing access to the ground floor accommodation:-

## Lounge

12'11" x 11'11" (3.94m x 3.63m)

Double glazed window to the front and radiator. Feature marble/stone fire surround with decorative fire. Wood effect flooring. Storage cupboard.

## Family Kitchen

16'0" x 6'7" (4.88m x 2.01m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with a mixer tap over. Gas cooker point. Plumbing for a washing machine. Radiator. Double glazed window and door to the rear allowing access to the garden.

## FIRST FLOOR

### Landing

Loft access. Single glazed window to the side. Doors leading to first floor accommodation:-

### Bedroom One

13'1" x 9'7" (3.99m x 2.92m)

Double glazed windows to the front and radiator. Storage cupboard.

### Bedroom Two

8'11" x 7'9" (2.72m x 2.36m)

Double glazed window to the rear and radiator.

### Shower Room

Suite comprises of a shower cubicle with a boiler fed shower over pedestal wash basin and low flush WC. Panelling to the walls. Tiled flooring. Obscure double glazed window to the rear.

## OUTSIDE

### Rear Garden

Timber fence perimeter with a side gate allowing access to/from the front of the property. The garden is mainly laid to lawn with a paved patio area and border shrubbery.

