

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Aubrey Road, Birmingham | Offers In The Region Of

\*\*\* NO UPWARD CHAIN \* EXTENDED TERRACED FAMILY HOME \* THREE BEDROOMS \* LOFT ROOM \* INTERNAL VIEWING ESSENTIAL! \* RECENTLY RENOVATED \* DRIVEWAY \*\*\*

AN OPPORTUNITY TO PURCHASE THIS EXTENDED FAMILY RESIDENCE , located on AUBREY ROAD, SMALL HEATH, DO NOT MISS OUT!!

CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.

The property is approached via a DRIVEWAY with accommodation comprising of: HALLWAY FRONT RECEPTION ROOM, REAR RECEPTION ROOM OPENING IN TO BEAUTIFUL RE FITTED KITCHEN, RE FITTED BATHROOM and GARDEN to the ground floor. To the first floor there are THREE BEDROOMS and staircase leading to LOFT ROOM. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate : D

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## Approach

Access is gained via driveway leading to:

## Hallway

Stairs to the first floor, central heating radiator and doors off:

## Reception One

14'5 x 9'5 (4.39m x 2.87m)

Double glazed bay window to front and central heating radiator.

## Reception Two

11'11 x 10'3 (3.63m x 3.12m)

Central heating radiator and opening into:

## Kitchen

14'4 x 13 (4.37m x 3.96m )

Double glazed double doors to rear, fitted with a range of matching wall base and drawer units with worksurface over incorporating stainless steel sink and drainer with mixer tap over, built in oven hob and extractor, fridge freezer and door to:

## Bathroom

Double glazed frosted window to side, suite comprising w.c, wash hand basin and bath.

## FIRST FLOOR

### Landing

Stairs to the first floor and doors off:

### Bedroom One

13'4 x 11'2 (4.06m x 3.40m )

Two glazed window to front and central heating radiator.

### Bedroom Two

12'2 x 7'8 (3.71m x 2.34m )

Double glazed window to rear and central heating radiator.

### Bedroom Three

13'11 x 7'9 (4.24m x 2.36m )

Double glazed window to rear and central heating radiator.

## SECOND FLOOR

### Loft Room

Double glazed window to rear and storage in the eaves.

## OUTSIDE

### Rear Garden

Decking area and mainly laid to lawn.

