



Offers Over £220,000
Clopton Road, Birmingham, B33
0RL

EPC Rating

Current: D
Potential: B

Council tax band

Band = B

** WELL PRESENTED TERRACE HOME
** THREE BEDROOMS ** FIRST FLOOR
BATHROOM ** POTENTIAL TO EXTEND
(subject to planning) **

AN OPPORTUNITY TO PURCHASE THIS
NICELY PRESENTED TERRACE HOME
ON CLOPTON ROAD KITTS GREEN,
BIRMINGHAM, This is an ideal First
Time Buy.

This property is accessed via a
DRIVEWAY for 2 cars leading to front
door the accommodation comprises:-
Hallway, LOUNGE / DINING ROOM,
KITCHEN, side passage with W.C and
private rear garden to the ground
floor, TWO DOUBLE BEDROOMS,
GOOD SIZE SINGLE BEDROOM AND
FAMILY BATHROOM WITH SEPARATE
W.C to first floor.

Situated close to local schools, shops &
transport links this is an ideal family
home.

Double glazed and central heating
(both where specified)

Early viewing is essential to avoid
disappointment.

CALL OUR YARDLEY OFFICE ON

0121-783-3422 FOR A VIEWING NOW!

Energy Performance: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com