

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Hidcote Grove, Kitts Green, Birmingham, B33 0TZ

Offers Over £230,000



## Offers Over £230,000 Hidcote Grove, Kitts Green, Birmingham, B33 0TZ

- Beautifully Presented Terrace Home (potential to extend subject to planning)
- Early Viewing Essential
- Driveway & Rear Garden
- Lounge / Dining Room
- Kitchen
- Two Double Bedrooms & Good Size Single Bedroom
- First Floor Family Bathroom
- Owned Solar Panels
- Central Heating & Double Glazing
- Close to Local Schools, Shops & Transport Links

## EPC Rating

Current: B  
Potential: B

## Council tax band

Band = B

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

AN OPPORTUNITY TO PURCHASE THIS  
NICELY PRESENTED TERRACE HOME  
ON HIDCOTE GROVE 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 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) OWNED SOLAR  
PANELS There are 4 panels on the rear  
of the property and 12 to the front.

Early viewing is essential to avoid  
disappointment.

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR A VIEWING NOW!

Energy Performance: awaiting

### Additional Information

Mobile Coverage

EE - 89%

3 - 83%

VODAFONE - 79%

O2 - 78%

View broadband availability

Standard 12 Mbps 1 Mbps Good

Superfast 69 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

Ground Floor



First Floor



Energy Efficiency Rating

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

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91

Environmental Impact (CO<sub>2</sub>) Rating

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



167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)