

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Wroxtton Road, Birmingham | £175,000

\* END OF TERRACE HOUSE \* TWO BEDROOMS \* CLOSE TO LOCAL AMENITIES \* TAKE A LOOK! \*

AN OPPORTUNITY TO TAKE A STEP ONTO THE PROPERTY LADDER with this super end of terrace house. This will be snapped up quickly.... Therefore what are you waiting for! CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING!

The property is accessed via a front garden area and leading to a double glazed, entrance door. The property comprises, TWO RECEPTION ROOMS, KITCHEN & FAMILY BATHROOM to the ground floor. To the first floor there are TWO GENEROUS BEDROOMS.

The property benefits from central heating and double glazing both where specified. Energy Rating F.

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### Approach

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

### Front Garden

A small garden area with a brick and timber fence perimeter and steps leading to:-

### Entrance

A double glazed entrance door leading into:-

### Front Reception Room

12'11" x 10'11" (3.96m x 3.35m)

Double glazed bay window to front and radiator. A feature marble/stone fire surround. Wood effect flooring. Archway leading to the rear reception room.

### Rear Reception Room

10'11" x 10'11" (3.35m x 3.35m)

Single glazed window to the rear. Radiator. Wood effect flooring. Under stairs storage cupboard. A door giving access to a staircase and first floor landing. Further door to the rear leading into the kitchen.

### Kitchen

10'0" x 8'0" (3.05m x 2.44m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include a gas hob with extractor canopy over. Plumbing for a washing machine. Wall mounted central heating boiler. Part tiling to the walls. Double glazed window to the rear. Door leading into the bathroom.

### Family Bathroom

Suite comprises of a panelled bath unit with a shower attachment, low-level WC and pedestal wash basin. Tiling to the walls and flooring. Heated towel rail. Obscure double glazed window and door to the side allowing access to the garden.

### Landing

Doors giving access to first floor accommodation:-

### Bedroom One

10'11" x 10'11" (3.35m x 3.35m)

Double glazed window to the front and radiator.

### Bedroom Two

11'9" x 11'3" (3.35m'2.74m" x 3.35m'0.91m")

Double glazed window to the rear and radiator. Storage cupboard with loft access.

### Outside

### Rear Garden

Timber fence perimeter with a side gate, giving access to/from the front of the property. A low maintenance rear garden.



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

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