

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Felton Croft, Stechford, Birmingham, West Midlands, B33 9RJ

£215,000



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**Felton Croft, Stechford,
Birmingham, West Midlands, B33
9RJ**

- Semi Detached House
- Three Bedrooms
- Internal Viewing Essential
- Driveway
- Lounge
- Family Kitchen
- Modern First Floor Shower Room
- Generous Rear Garden
- Cul-De-Sac Location
- Energy Performance Rating E

EPC Rating

Current: E
Potential: C

Council tax band

Band = A

* FIRST TIME BUYER/INVESTMENT PROPERTY * THREE BEDROOMS * DRIVEWAY *
VIRTUAL TOUR AVAILABLE **
This is a FABULOUS, WELL PRESENTED, SEMI DETACHED HOUSE which MUST BE VIEWED to appreciate the standard and quality of the accommodation on offer!
CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING OR YOU MISS OUT!

Accessed via a DRIVEWAY providing parking for two vehicles, the property comprises: entrance, hall, lounge, MODERN KITCHEN and FAMILY REAR GARDEN to the ground floor with TWO GENEROUS BEDROOMS & A THIRD BEDROOM accessed via a fixed staircase within the loft area and MODERN SHOWER ROOM on the first floor. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate E

Approach

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

Driveway

A driveway providing parking for two vehicles with timber fencing to either side and leading to a double glazed entrance door.

Entrance Hallway

Staircase leading to the first floor landing. Wood effect flooring. A door leading to the ground floor accommodation:-

Lounge

13'1" x 11'10" (3.99m x 3.61m)

Double glazed bow window to the front and radiator. Wood effect flooring. Feature fireplace with a decorative gas fire. Storage cupboard.

Family Kitchen

16'0" x 6'5" (4.88m x 1.96m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Appliances include a gas hob with extractor canopy over and electric oven underneath. Integral fridge and freezer. Part tiling to the walls. Tiling to the floor area. Double glazed window and french doors to the rear leading to the family garden.

FIRST FLOOR

Landing

Double glazed windows to the front and to the side. Radiator. Additional staircase leading to the third bedroom (Loft Area). Doors giving access to first floor accommodation:-

Bedroom One

10'5" x 9'7" (3.18m x 2.92m)

Double glazed windows to the front and wood effect flooring.

Bedroom Two

9'7" x 9'1" (2.92m x 2.77m)

Double glazed window to the rear and wood effect flooring.

Shower Room

Suite comprises of a walk-in shower cubicle with a boiler fed shower. Wash basin with storage underneath and low flush WC. Tiling to the walls and flooring. Heated towel rail. Ceiling spotlights. Double glazed obscure window to the rear.

SECOND FLOOR

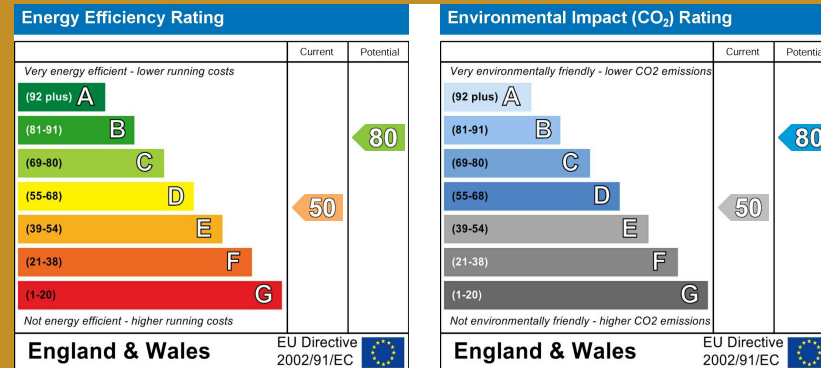
Bedroom Three (Loft Area)

Double glazed window to the rear. Storage cupboards.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate allowing access to/from the front of the property. The rear garden has a paved patio area and timber shed.





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