



**£230,000**

**Compton Way, Garretts Green,  
Birmingham, B33 8DD**

- Semi Detached House
- Modern Style Property
- Two Bedrooms
- Internal Viewing Essential
- Lounge
- Kitchen/Dining Area
- Driveway
- Rear Garden
- Popular Location
- Energy Performance Rating B

## EPC Rating

Current: B  
Potential: A

## Council tax band

Band = B

SEMI DETACHED HOUSE \* MODERN  
STYLE PROPERTY \* TWO BEDROOMS \*  
DRIVEWAY \* ONLINE 360 VIRTUAL  
TOUR AVAILABLE!! \*

This is a FABULOUS PROPERTY AND  
READY TO MOVE STRAIGHT INTO!! No  
DIY Required here! Located on a  
recently build housing development  
this SEMI DETACHED HOUSE REALLY  
TICKS ALL OF THE BOXES!

Accessed via a block paved DRIVEWAY  
providing parking for your vehicles  
with a front garden area and leading  
to a double glazed entrance door the  
accommodation briefly comprises of :-  
entrance hallway, lounge, MODERN  
KITCHEN WITH APPLIANCES  
INCLUDED, Guest W.C and rear garden  
on the ground floor with TWO  
BEDROOMS and FAMILY BATHROOM  
on the first floor.

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

Energy Performance Certificate B

### APPROACH

\*\* DRAFT DETAILS AWAITING  
VERIFICATION FROM OUR VENDOR \*\*  
The property is accessed via a dropped  
kerb and leading to:-

### Driveway/Front Garden

A block paved driveway providing  
parking for two vehicles with a small  
garden area and pathway leading to a  
double glazed entrance door.

### Entrance Hallway

Staircase leading to the first floor  
landing. Radiator. A door leading to  
the ground floor accommodation:-

### Lounge

**13'1" x 9'9" (3.99m x 2.97m)**

Double glazed bay window to the  
front and radiators. Door to the rear  
leading into the kitchen/dining area.

### Kitchen/Dining Area

**13'2" x 11'10" (4.01m x 3.61m)**

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 electric oven  
underneath and extractor canopy  
over. Integrated fridge & freezer.  
Radiator. Plumbing for a washing  
machine. Ceiling spotlights. Under  
stairs storage cupboard and a door to  
the side allowing access to the guest  
WC. Double glazed window and  
French doors to the rear allowing  
access to the garden.

## Guest W.C

Suite comprises of a wash basin and low flush WC. Radiator. Obscure double glazed window to the side.

## FIRST FLOOR

### Landing

Ceiling loft hatch. Doors giving access to first floor accommodation:-

### Bedroom One

**13'2" x 8'7" (4.01m x 2.62m)**

Double glazed windows to the front and radiator. Storage cupboard.

### Bedroom Two

**13'1" x 9'9" (3.99m x 2.97m)**

Double glazed window to the rear and radiator. Storage cupboard.

### Family Bathroom

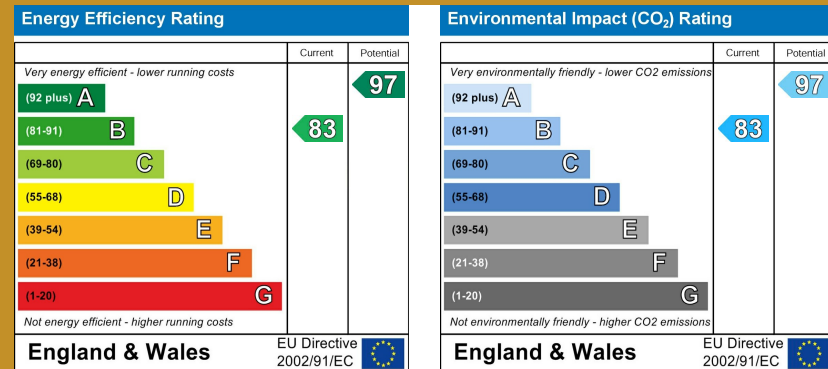
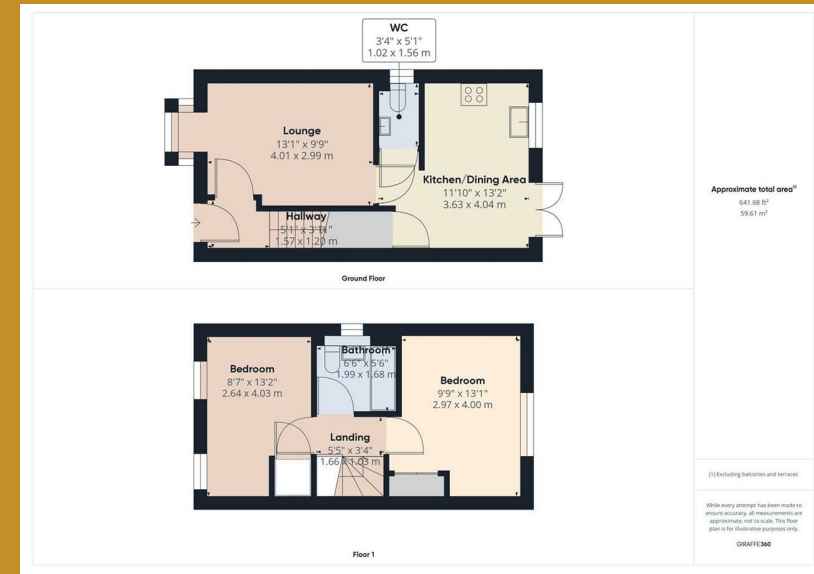
Suite comprises of a panelled bath unit with a boiler fed shower over, wash basin and low flush w.c. Part tiling to the walls. Ceiling spotlights. Radiator. Double glazed window to the side.

## OUTSIDE

### Rear Garden

Timber and brick wall perimeter with

side gate, allowing access to/from the front of the property. The rear garden comprises of lawn and patio areas. Storage shed.





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