



£225,000

**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!! * UNEXPECTEDLY BACK ON THE MARKET!! *

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.

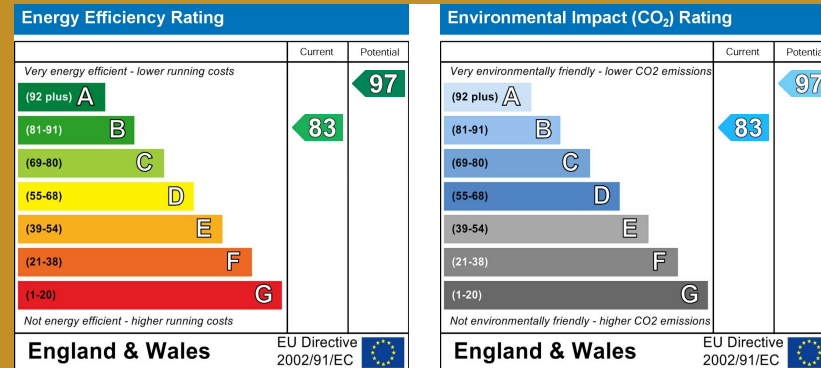
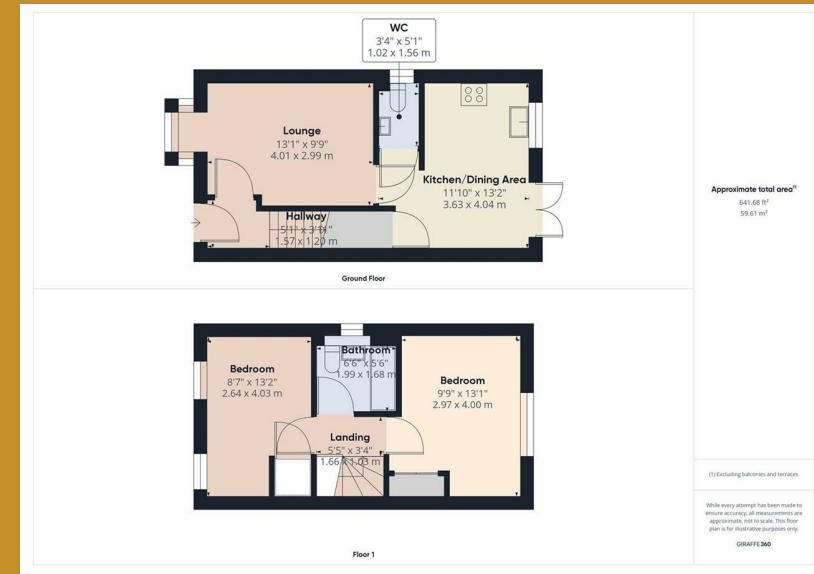
Family Bathroom

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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