

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25  
8UR  
0121 783 3422  
yardley@primeestatesuk.com



## Bantams Close, Birmingham | £195,000

**\*END OF TERRACE HOUSE \* TWO BEDROOMS \* MODERN STYLE PROPERTY \* NO UPWARD CHAIN!!  
ONLINE TOUR AVAILABLE NOW!!**

ARE YOU LOOKING TO TAKE A STEP ONTO THE PROPERTY LADDER?...THIS LOVELY, MODERN STYLE PROPERTY IS THE ANSWER...

CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING.

The property is accessed via a DRIVEWAY providing parking for two vehicles with additional parking to the side and leading to a double glazed, entrance door. The accommodation comprises of:- entrance hallway, KITCHEN WITH APPLIANCES INCLUDED, OPEN PLAN LOUNGE and rear garden to the ground floor. To the first floor there are TWO BEDROOMS and a shower room.

The property benefits from central heating and double glazing both where specified and is offered with NO UPWARD CHAIN!

Energy Rating C

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## APPROACH

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

## Driveway/Front Garden

A driveway providing parking for two/three vehicles with additional parking to the side of the property. There is a front garden area with a brick and timber fenced perimeter and leading to a double glazed entrance door.

## Entrance Hallway

Radiator. Tiled flooring. Door giving access to ground floor accommodation:-

## Kitchen

8'5" x 7'10" (2.57m x 2.39m)

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 an electric oven underneath and extractor. Plumbing for a washing machine. Part tiling to the walls and tiling to the floor area. Double glazed window to the front.

## Open Plan Lounge

15'5" x 11'9" including staircase (4.70m x 3.58m including staircase)

Staircase leading to the first floor landing. Gas fire with stone/marble surround. Radiator. Double glazed window and door to the rear allowing access to the garden.

## FIRST FLOOR

### Landing

With doors allowing access to the first floor accommodation:-

### Bedroom One

11'10" x 5'8" (3.61m x 1.73m)

Double glazed window to the front and radiator.

### Bedroom Two

12'1" x 11'9" (3.68m x 3.58m)

Double glazed window to the rear and radiator. Ceiling loft hatch.

### Shower Room

Suite comprises of a shower cubicle with an electric shower over, pedestal wash basin and low flush WC. Heated towel rail. Part tiling to the walls. Obscure double glazed window to the front.

## OUTSIDE

### Rear Garden

Timber fenced perimeter with a side gate leading to additional gates and access to/from the front of the property. The rear garden is mainly laid to lawn with a paved patio area and border shrubbery. Timber storage shed.

**Ground Floor**

- Kitchen: 8'4" x 7'9" (2.56 x 2.38 m)
- Open Plan Lounge: 15'5" x 11'7" (4.70 x 3.55 m)
- Hallway: 6'11" x 3'6" (2.12 x 1.07 m)

**Floor 1**

- Bedroom: 11'10" x 5'7" (3.61 x 1.72 m)
- Bedroom: 12'1" x 11'8" (3.70 x 3.58 m)
- Bathroom: 8'8" x 5'10" (2.69 x 1.78 m)
- Landing: 2'7" x 3'0" (0.80 x 0.94 m)

**Approximate total area\***  
524.5 sq ft  
48.69 sq m

**Reduced headroom**  
14.09 sq ft  
1.30 sq m

\* (1) Excluding balconies and terraces.  
(2) Reduced headroom - below 2.00m (6'6").

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAPHIS360

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**Energy Efficiency Rating**

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	71	88

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

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	71	88

England & Wales