

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Cyril Road, Small Heath, Birmingham, West Midlands, B10 0TG

£190,000



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Cyril Road, Small Heath,  
Birmingham, West Midlands, B10  
OTG

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Ground Floor Bathroom
- Popular Location
- Front & Rear Gardens
- Energy Rating D

## EPC Rating

Current: D  
Potential: C

## Council tax band

Band = A

\* MID TERRACE HOUSE \* THREE BEDROOMS \* POPULAR LOCATION \* IDEAL FIRST TIME OR INVESTMENT PROPERTY \*

This mid terrace property IS PERFECT IF YOUR LOOKING FOR YOUR FIRST HOME OR FOR INVESTMENT PURPOSES!

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

The property has a front garden area, entrance, TWO RECEPTION ROOMS, KITCHEN, BATHROOM and rear garden all to the ground floor. To the first floor there are THREE BEDROOMS.

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

Energy Performance Certificate: D

### APPROACH

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

### Front Garden

A small garden area with a brick walled and timber fenced perimeter and path leading to:-

### Entrance

A double glazed door leading to an additional entrance door.

### Front Reception Room

13'7" into bay x 10'10" (4.14m into bay x 3.30m)

Double glazed bay window to the front and radiator. Feature fire surround with decorative gas fire.

### Rear Reception Room

12'2" x 10'9" (3.71m x 3.28m)

Double glazed window to the rear and radiator. Door giving access to a staircase leading to the first floor landing. Feature fire surround with decorative gas fire. Under-stairs storage cupboard.

### Kitchen

8'11" x 6'1" (2.72m x 1.85m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer with mixer tap over. Gas cooker point with extractor canopy over. Plumbing for a washing machine. Tiling to the walls and flooring. Wall mounted central heating boiler. Double glazed window and door to the side allowing access to the garden.

## Family Bathroom

Suite comprises of a panelled bath unit with separate wall mounted shower, pedestal wash basin and low flush WC. Heated towel rail. Tiling to the walls and flooring. Obscure double glazed window to the side.

## FIRST FLOOR

### Landing

Ceiling loft hatch with retractable ladders. Doors leading to first floor accommodation:-

### Bedroom One

12'3" x 10'10" (3.73m x 3.30m)

Double glazed window to the front and radiator.

### Bedroom Two

12'3" x 7'8" (3.73m x 2.34m)

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

### Bedroom Three

9'1" x 5'11" (2.77m x 1.80m)

Double glazed window to the rear and radiator.

## OUTSIDE

### Rear Garden

Timber and brick walled perimeter. A low maintenance rear garden.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			64			64	80





167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)