

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Westcott Road, Birmingham | £250,000

* END OF TERRACE HOUSE * THREE GENEROUS BEDROOMS * GARAGE TO REAR & DRIVEWAY *
360 VIRTUAL TOUR AVAILABLE *

STILL SEARCHING FOR THAT GREAT SIZE FAMILY HOME? THIS IS IT!
This WELL PRESENTED, end of terrace house is accessed via a DRIVEWAY providing parking for multiple vehicles along with a REAR GARAGE and leading to a double glazed, entrance door, the accommodation comprises:- hallway, TWO RECEPTION ROOMS, KITCHEN WITH APPLIANCES INCLUDED, lobby, separate W.C and FAMILY REAR GARDEN on the ground floor with THREE GENEROUS BEDROOMS and bathroom to the first floor.
The property benefits from central heating and double glazing both where specified
CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating C

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APPROACH

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

Driveway

A driveway providing parking for multiple vehicles ALONG WITH A REAR GARAGE and with timber fencing to the front and side, leading to a double glazed entrance door.

Entrance Hallway

Stairs leading to first floor landing. Radiator. Storage cupboard. Doors giving access to ground floor accommodation:-

Lounge

14'4" x 11'10" (4.37m x 3.61m)

Double glazed windows to the front and radiator. Wooden fire surround with decorative, coal effect gas fire. Additional door to the rear allowing access to the dining room.

Dining Room

10'1" x 7'5" (3.07m x 2.26m)

Double glazed window to the rear and wood effect flooring.

Family Kitchen

13'1" maximum 7'8" minimum x 10'1" (3.99m maximum 2.13m2.44m minimum x 3.07m)

A range of base units with work services over incorporating a Belfast sink unit with a mixer tap over. Appliances include an electric hob and oven underneath with extractor canopy over. Part tiling to the walls. Radiator. Storage cupboard. Wood effect flooring. Double glazed window and door to the rear allowing access to the rear lobby.

FIRST FLOOR

Landing

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

Bedroom One

12'5" x 11'7" (3.78m x 3.53m)

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

Bedroom Two

12'4" x 7'11" (3.76m x 2.41m)

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

Bedroom Three

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

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

Bathroom

Suite comprises of a panelled bath unit with a boiler fed, shower over, wash basin and low flush WC. Heated towel rail. Part tiling to the walls. Obscure double glazed window to the rear.

OUTSIDE

Rear Lobby

Plumbing for a washing machine. Storage cupboard and separate WC with further double glazed door to the side allowing access to the garden.

Rear Garden

Timber fence perimeter with a side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with patio areas and and border shrubbery.

Garage

15'0" x 8'0" approx (4.57m x 2.44m approx)

Concrete construction with a metal up and over door to the front.

Ground Floor

- Lounge: 11'0" x 13'3" (3.59 x 4.35 m)
- Dining Room: 9'0" x 7'7" (2.90 x 2.52 m)
- Kitchen: 7'7" x 10'0" (2.33 x 3.07 m)
- Hallway: 8'5" x 9'10" (2.58 x 1.79 m)
- Laundry Room: 4'11" x 7'4" (1.25 x 2.24 m)

Floor 1

- Bedroom: 11'0" x 12'5" (3.33 x 3.81 m)
- Bedroom: 9'0" x 12'5" (2.45 x 3.81 m)
- Bedroom: 8'5" x 7'11" (2.57 x 2.42 m)
- Landing: 7'5" x 9'0" (2.29 x 2.74 m)
- Bathroom: 5'0" x 7'10" (1.52 x 2.41 m)

Approximate total area*
87.24 sq ft
79.64 m²

Reduced headroom
11.55 sq ft
1.08 m²

(*) Excluding balconies and terraces.
(†) Reduced headroom - below 2.04m (6'8").

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

GRAFFES360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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 ₂ emissions	
	70		84
	84		70
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC