

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

The Lea, Stechford, Birmingham, West Midlands, B33 8JL

£190,000



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The Lea, Stechford, Birmingham,
West Midlands, B33 8JL

- End Terrace House
- Three Bedrooms
- Lounge
- Kitchen
- First Floor Bathroom
- No Upward Chain
- Close to Local Amenities
- Front & Rear Gardens
- Energy Rate Awaiting

EPC Rating

Current:

Potential:

Council tax band

Band = B

* IDEAL FIRST TIME BUYER/INVESTOR
PROPERTY * THREE BEDROOMS * NO
UPWARD CHAIN! **

STILL LOOKING FOR YOUR FIRST
HOME OR FOR INVESTMENT
PURPOSES?- THIS PROPERTY WILL BE
IDEAL!

Call our YARDLEY OFFICE ON 0121-783-
3422 before it is SOLD!!

Accessed via a walkway and a front
garden this END OF TERRACE
PROPERTY consists of: entrance, Open
Plan hallway, lounge, kitchen and
private rear garden to 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 and is offered with NO
UPWARD CHAIN!

Energy Performance Certificate:
Awaiting

APPROACH

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

Front Garden

The property is set behind a front
garden which is mainly laid to lawn
with pathway leading to a double

glazed entrance door with an open
canopied porch leading to:-

Entrance Reception Hallway

An open plan entrance hallway with a
staircase leading to the first floor
landing. Radiator. Storage cupboard.

Lounge

20'7" x 9'9" (6.27m x 2.97m)

Double glazed bow window to the
front. Decorative inset fireplace with
"living flame" gas fire. Radiator. Double
glazed sliding doors to the rear.

Kitchen

11'6" x 8'10" (3.51m x 2.69m)

A range of wall mounted and floor
standing base units with tiled work
surfaces over incorporating a stainless
steel effect, sink and drainer with taps
over. Gas cooker point with extractor
canopy over. plumbing for a washing
machine , radiator, double glazed
window to the rear, partly tiled walls
and ceramic flooring. Double glazed
door to the rear allowing access to the
garden.

FIRST FLOOR

Landing

Ceiling loft hatch, Doors leading to the first floor accommodation:-

Bedroom One

11'10" x 10'4" (3.61m x 3.15m)

Double glazed window to the front, radiator, Fitted wardrobe.

Bedroom Two

11'6" x 6'0" (3.51m x 1.83m)

Double glazed window to the front and radiator. Wood effect flooring.

Bedroom Three

9'10" x 7'5" (3.00m x 2.26m)

Double glazed window to the rear and radiator. Wood effect flooring

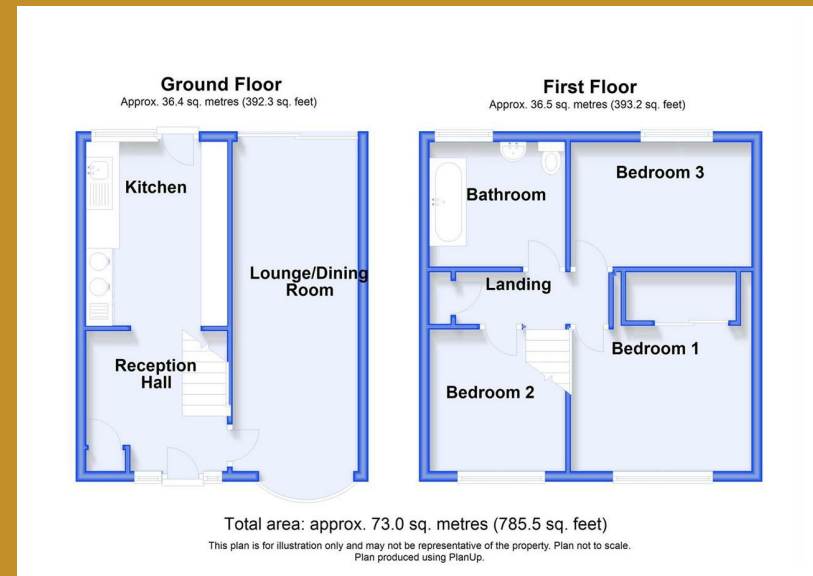
Family Bathroom

Suite comprises of a free standing bath unit with tap shower, pedestal wash basin and low flush w.c. Heated towel rail. Tiling to the walls and ceiling. Double glazed window to the rear.

OUTSIDE

Rear Garden

Brick walled perimeter with rear gate access. The garden has artificial lawn and paved patio area. Border shrubbery.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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