

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Churchill Road, Birmingham | £250,000

**** END OF TERRACE HOUSE ** IDEAL FAMILY SIZED PROPERTY ** THREE BEDROOMS!! ** 360 VIRTUAL TOUR AVAILABLE ****

THIS IS A GREAT PROPERTY AND READY TO MOVE STRAIGHT INTO!!

The property has a block paved DRIVEWAY providing parking for multiple vehicles and leading to a double glazed entrance door with accommodation comprising: entrance hallway, TWO RECEPTION ROOMS, KITCHEN WITH APPLIANCES INCLUDED and REAR GARDEN all to the ground floor. To the first floor there are THREE BEDROOMS and FAMILY BATHROOM.

The property benefits from central heating and double glazing both where specified and is close to all local schools and amenities.

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

Energy Performance Certificate: C.

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APPROACH

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

Driveway

A block paved driveway providing parking for multiple vehicles with a brick wall to either side and leading to a double glazed entrance door.

Entrance Hallway

Stairs to the first floor landing. Double glazed window to the side. Radiator. Wood effect flooring. Doors leading to ground floor accommodation:-

Lounge

13'7" x 11'10" (4.14m x 3.61m)
Double glazed bay window to the front and radiator.

Rear Reception Room

13'11" x 13'10" (4.24m x 4.22m)
Double glazed window to the rear. Radiator. Storage cupboard. Wood effect flooring. Additional door to the rear leading into the kitchen.

Kitchen

12'3" x 5'11" (3.73m x 1.80m)
A range of war and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. APPLIANCES INCLUDE A "FIVE RING" GAS HOB WITH ELECTRIC OVEN UNDERNEATH WITH AN EXTRACTOR CANOPY OVER. Tiling to the walls and flooring. Plumbing for a washing machine. Double glazed window to the rear and double glazed door to the side allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Double glazed window to the side. Doors giving access to first floor accommodation:-

Bedroom One

11'9" x 9'4" (3.58m x 2.84m)
Double glazed window to the front and radiator.

Bedroom Two

13'10" x 9'4" (4.22m x 2.84m)
Double glazed window to the rear and radiator.

Bedroom Three

8'9" x 7'3" (2.67m x 2.21m)
Double glazed window to the front and radiator. Storage/wardrobe.

Family Bathroom

Suite comprises of a panelled bath unit with glass screen, wash basin with storage underneath and low flush W.C. Tiling to the walls and flooring. Heated towel rail. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate giving access to/from the front of the property. The rear garden is mainly paved with a lawned area. Storage sheds.

