

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Kingscliff Road, Small Heath, Birmingham, West Midlands, B10 9JT

Offers Over £210,000



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- Ideal First Time Buy
- Driveway
- Three Bedrooms
- Kitchen
- Shower Room
- Garden
- Terrace Home
- Close to School, Shops and Transport Links
- Early Viewing Essential
- Potential to Extend to rear (subject to planning)

EPC Rating

Current: E
Potential: B

Council tax band

Band = A

**** TERRACE ** IDEAL FAMILY HOME **
THREE BEDROOMS ** REAR GARDEN
** DRIVEWAY ** CLOSE TO LOCAL
AMENITIES ****

THIS TERRACE PROPERTY IS A GREAT
FIRST TIME BUY OR BUY TO LET
PROPERTY and OFFERS NO UPWARD
CHAIN!

DO NOT TO MISS OUT ON THIS! CALL
OUR YARDLEY OFFICE ON 0121-783-
3422 FOR A VIEWING.

Accessed via a dropped kerb leading
to a driveway providing parking, the
accommodation briefly comprises:
hallway, LOUNGE, KITCHEN, SHOWER
ROOM and rear garden to the ground
floor with THREE BEDROOMS to the
first floor. POTENTIAL TO EXTEND AT
THE REAR (subject to planning)

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

Energy Performance Rating D

APPROACH

Access is gained via driveway with
steps up to front door:

HALLWAY

Stairs to first floor, central heating
radiator and door to:

Lounge

14 x 11'10 (4.27m x 3.61m)

Double glazed bay window to front
and central heating radiator.

Kitchen

9'3 x 9'1 (2.82m x 2.77m)

Double glazed window to rear, door to
rear, fitted with a range of matching
wall base and drawer units with roll
edge work surface incorporating sink
and drainer unit with mixer tap over.
Door to:

Shower Room

9'3 x 5'4 (2.82m x 1.63m)

Double glazed frosted window to rear,
low level w.c, pedestal wash hand
basin, shower and central heating
radiator.

FIRST FLOOR

Doors off:

Bedroom One

**17'1 / 13'10 x 10'7 (5.21m / 4.22m x
3.23m)**

Two double glazed windows to front
and central heating radiator.

Bedroom Two

12'7 x 9'6 (3.84m x 2.90m)

Double glazed window to rear and central heating radiator.

Bedroom Three

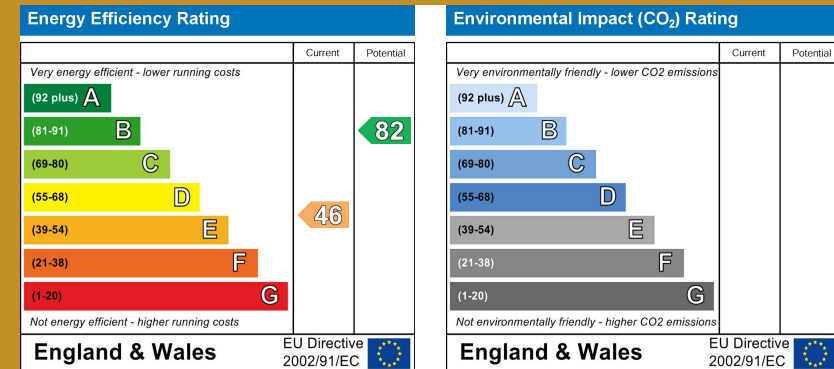
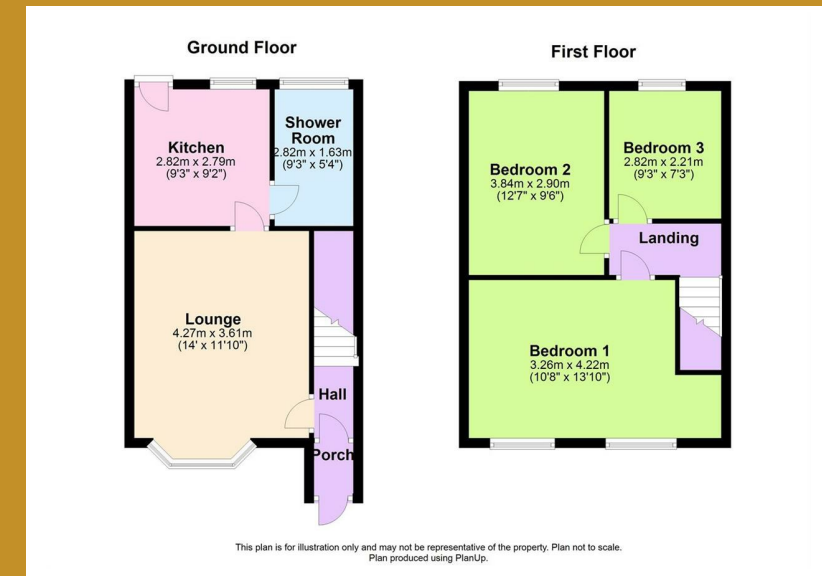
9'3 x 7'3 (2.82m x 2.21m)

Double glazed window to rear and central heating radiator.

OUTSIDE

Rear Garden

Being enclosed with patio area.





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