



Offers Over £240,000

Hythe Grove, Birmingham, B25 8TW

- No Upward Chain
- Three Double Bedrooms
- End Terrace Home POTENTIAL TO EXTEND (subject to planning)
- Porch & Hallway
- Lounge
- Re Fitted Kitchen
- Down Stairs Shower Room & En Suite Shower Room
- Sun Lounge & Utility
- Driveway & Great Size Rear Garden
- Short Walk to Yew Tree Island & Swan Shopping Centre

EPC Rating

Current: E
Potential: C

Council tax band

Band = A

**** NO UPWARD CHAIN * IDEAL FIRST TIME BUY OR BUY TO LET PROPERTY * THREE DOUBLE BEDROOMS ** EN SUITE SHOWER ** DRIVEWAY ** (POTENTIAL TO EXTEND SUBJECT TO PLANNING)****

An EARLY VIEWING IS ESSENTIAL to avoid disappointment on this BEAUTIFULLY PRESENTED END OF TERRACE HOUSE on Hythe Grove, Yardley which is situated close to local shops..... this is a GREAT FIRST TIME BUYER OR INVESTMENT PROPERTY. The property is accessed via the DRIVEWAY to a double glazed entrance porch with accommodation briefly comprising of: entrance hallway, lounge, RE FITTED KITCHEN WITH APPLIANCES, SUN LOUNGE, UTILITY, SHOWER ROOM and rear garden on the ground floor with THREE BEDROOMS and ENSUITE SHOWER to the first floor. The property benefits from central heating and double glazing (where specified) and is offered with NO UPWARD CHAIN!!

Energy Performance Rating: E

Approach

Access is gained via driveway leading to:

Porch

Front door to:

Hallway

Stairs to first floor and door to:

Lounge

13'9" x 11'0" (4.19m x 3.35m)

Double glazed bay window to front, central heating radiator, feature fire place and under stairs storage.

Kitchen

9'8" x 9'4" (2.95m x 2.84m)

Double glazed window to rear, fitted with a range of matching wall base and drawer units with work surface over incorporating sink and drainer with mixer tap, oven hob and extractor and tiling to splash prone areas. Door to:

Sun Lounge

15'5" x 10'8" (4.70m x 3.25m)

Double glazed windows to side and rear, central heating radiator and arch to:

Utility

with plumbing for washing

FIRST FLOOR

Landing

Double glazed window to side and doors off:

Bedroom

13'7" x 10'5" (4.14m x 3.18m)

Double glazed window to front, central heating radiator, fitted wardrobes and arch to:

En Suite Shower

Low level w.c, pedestal wash hand basin and shower.

Bedroom

12'9" x 9'4" (3.89m x 2.84m)

Double glazed window to rear and central heating radiator.

Bedroom

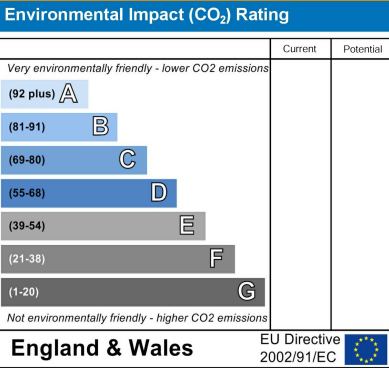
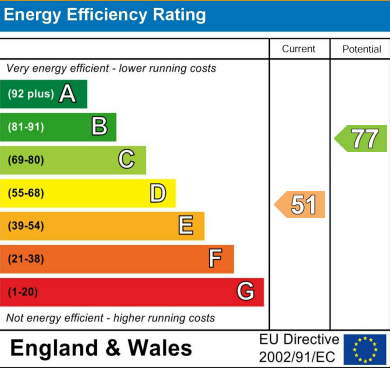
9'4" x 7'5" (2.84m x 2.26m)

Double glazed window to rear and central heating radiator.

OUTSIDE

Rear Garden

Enclosed being mainly laid to lawn.





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