

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Flaxton Grove, Kitts Green, Birmingham, West Midlands, B33 9PD

£195,000



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**Flaxton Grove, Kitts Green,
Birmingham, West Midlands, B33
9PD**

- Semi Detached House
- Two Bedrooms
- Cul-De-Sac Location
- Ideal First Time Buyer/Investor Property
- Large Rear Garden
- Driveway
- Lounge
- Kitchen/Diner
- First Floor Bathroom
- Energy Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band = A

* SEMI DETACHED HOME * DRIVEWAY
* TWO BEDROOMS * FAMILY REAR
GARDEN ** CUL-DE-SAC LOCATION *
360 VIRTUAL TOUR AVAILABLE! **

THIS SEMI DETACHED HOUSE IS AN
IDEAL FIRST TIME BUYER OR
INVESTMENT PROPERTY WITH A
LARGE REAR GARDEN FOR POSSIBLE
EXTENSION!!(STPP).

CALL OUR YARDLEY OFFICE FOR A
VIEWING ON 0121-783-3422 to ensure
you DON'T MISS OUT!!

The property is approached via a
DRIVEWAY providing off road parking
for two vehicles with accommodation
comprising of:- entrance, hallway,
LOUNGE, MODERN FAMILY
KITCHEN/DINER WITH APPLIANCES
INCLUDED and GENEROUS REAR
GARDEN to the ground floor. To the
first floor there are TWO BEDROOMS
and Bathroom.

The property benefits from central
heating and double glazing where
specified.

Energy Performance Certificate : D

APPROACH

** DRAFT DETAILS AWAITING
VERIFICATION FROM OUR VENDOR **

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

Driveway

A driveway providing parking for two
vehicles with timber fencing to either
side and leading to a double glazed
entrance door.

Entrance Hall

Staircase to first floor landing.
Radiator. Doorway leading into the
ground floor accommodation:-

Lounge

Double glazed windows to the front
and radiator. Wood effect flooring.
Under stairs storage cupboard. Further
doorway to the rear leading into the
kitchen/diner.

Kitchen/Diner

A range of wall and base units with
work surfaces over incorporating a
Belfast sink unit with a mixer tap over.
Ceiling spotlights. Appliances include
an electric hob with electric oven
underneath and extractor canopy
over. Ceiling spotlights. Radiator.
Plumbing for a washing machine.
Storage area. Wall mounted central
heating boiler. Double glazed window

and door to the rear allowing access to the family garden.

FIRST FLOOR

Landing

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

Bedroom One

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

Bedroom Two

Double glazed window to the rear and radiator.

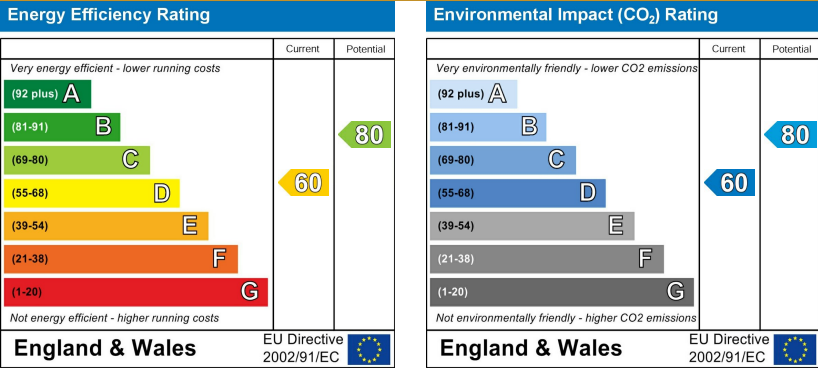
Bathroom

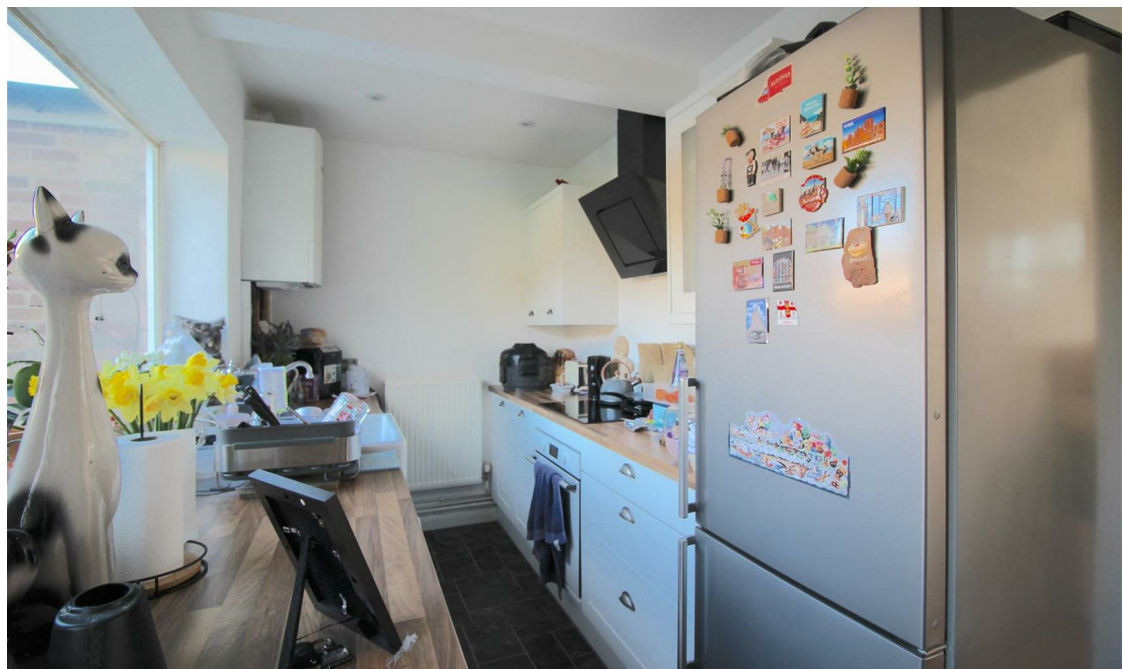
Suite comprises of a panelled bath unit with a tap shower over, pedestal wash basin and low flush WC. Airing cupboard. Radiator. Double glazed obscure window to the rear.

OUTSIDE

Generous Rear Garden

Timber fence perimeter with a side gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with border shrubbery and trees and a paved patio area. Outside tap point.





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