

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Wyndhurst Road, Birmingham | £200,000

\* MID TERRACE HOUSE \* THREE BEDROOMS \* DRIVEWAY \* 360 VIRTUAL TOUR AVAILABLE \*\*  
AVAILABLE FOR RENTING-ASK FOR FURTHER DETAILS \*\*

This is a WELL PRESENTED, MID TERRACE HOUSE which OFFERS SO MUCH MORE THAN MEETS THE EYE!...MUST BE VIEWED to appreciate the standard of accommodation on offer!  
CALL OUR YARDLEY OFFICE ON 0121-783-3422-DON'T MISS OUT!

Accessed via a DRIVEWAY providing parking for your vehicle, the property comprises: entrance, hallway, OPEN PLAN LOUNGE & KITCHEN AREA, MODERN BATHROOM, LARGE CELLAR/STORAGE AREA and GENEROUS REAR GARDEN to the ground floor with THREE BEDROOMS on the first floor. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate D

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APPROACH

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

Driveway

A driveway providing parking for your vehicle with a brick wall to either side and leading to a double glazed entrance door.

Entrance Hallway

Entrance hallway with staircase leading to the first floor landing. Radiator. Wood effect flooring.

Open Plan Lounge & Kitchen  
20'3" x 15'8" (6.17m x 4.78m)

Double glazed windows to the front and radiators. Wood effect flooring. Storage cupboard. A door giving access to the CELLAR.. The kitchen area has a range of wall and base units with work surfaces over and incorporating a sink unit with a mixer tap over.

Appliances include electric hob with an electric oven underneath and extractor canopy over and integrated dishwasher. Plumbing for a washing machine. Double glazed window and double glazed door to the rear giving access to the garden. Additional door allowing access to the bathroom.

Bathroom  
9'4" x 5'6" (2.84m x 1.68m)

Suite comprises of a panelled bath unit with tap shower over, wash basin with storage underneath and low flush WC. Heated towel rail. Part tiling to the walls. Ceiling spotlights. Double glazed obscure windows to the side and rear.

Cellar

Access via a door from the open plan lounge with staircase leading down into generous storage/cellar.

FIRST FLOOR

Landing

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

Bedroom One  
12'10" x 9'2" (3.91m x 2.79m)

Double glazed windows to the front and radiator. Wood effect flooring. Storage cupboard.

Bedroom Two  
10'8" x 8'0" (3.25m x 2.44m)

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

Bedroom Three  
7'8" x 7'3" (2.34m x 2.21m)

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

OUTSIDE

Rear Garden

Timber fence perimeter with rear gate access. The rear garden is mainly laid to lawn with border shrubbery and seating area.

