



£190,000

**Yockleton Road, Kitts Green,
Birmingham, West Midlands, B33
OEG**

- Mid Terrace House
- Two Bedrooms
- Open-Plan Lounge & Kitchen
- Driveway
- Usable Loft Space
- Internal Viewing Essential
- No Upward Chain
- Ideal First Time Buyer/Investor Property
- Generous Rear Garden
- Energy Rate Awaiting

EPC Rating

Current: D
Potential: C

Council tax band

Band = A

**** MID TERRACE HOUSE * TWO
BEDROOMS * DRIVEWAY * GENEROUS
REAR GARDEN ****

TAKE A STEP ONTO THE PROPERTY LADDER WITH THIS WELL PRESENTED, MID TERRACE HOUSE that can also be suitable for investment purposes. CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING!!

Accessed via a dropped kerb with a DRIVEWAY providing parking for your vehicle, the accommodation comprises : entrance, hallway, open-plan lounge & kitchen and GENEROUS REAR GARDEN on the ground floor with TWO BEDROOMS and BATHROOM to the first floor. There is also a USABLE LOFT SPACE accessed via a stairway.

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

Energy Performance Certificate D

Approach

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

Driveway

A driveway providing parking for two vehicles with timber fencing to both

sides and a pathway leading to the entrance door:-

Entrance Hallway

Staircase leading to the first floor landing. Electric heating. Wood effect flooring. A door leading to the ground floor accommodation:-

Open Plan Lounge & Kitchen

20'2" x 13'10" (6.15m x 4.22m)

Double glazed windows to front. Radiator. Under stairs storage area. Wood effect flooring. The kitchen area consists of a selection of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap over. APPLIANCES INCLUDE A GAS HOB WITH EXTRACTOR CANOPY OVER, INTEGRATED FRIDGE AND FREEZER, ELECTRIC OVEN AND WASHING MACHINE. Ceiling spotlights. Tiled and heated floor area. Double glazed window and door to the rear giving access to the garden.

FIRST FLOOR

Landing

Doors giving access to first-floor accommodation:-

Bedroom One

16'0" x 9'3" (4.88m x 2.82m)

Double glazed windows to front and radiator. Staircase giving access to the
USABLE LOFT SPACE.

Bedroom Two

10'8" x 8'6" (3.25m x 2.59m)

Double glazed window to rear and radiator. An additional door with fixed
ladders leading to a usable loft space.

Bathroom

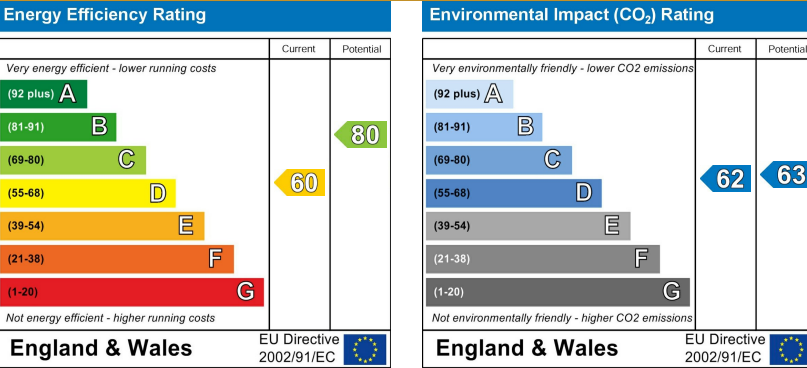
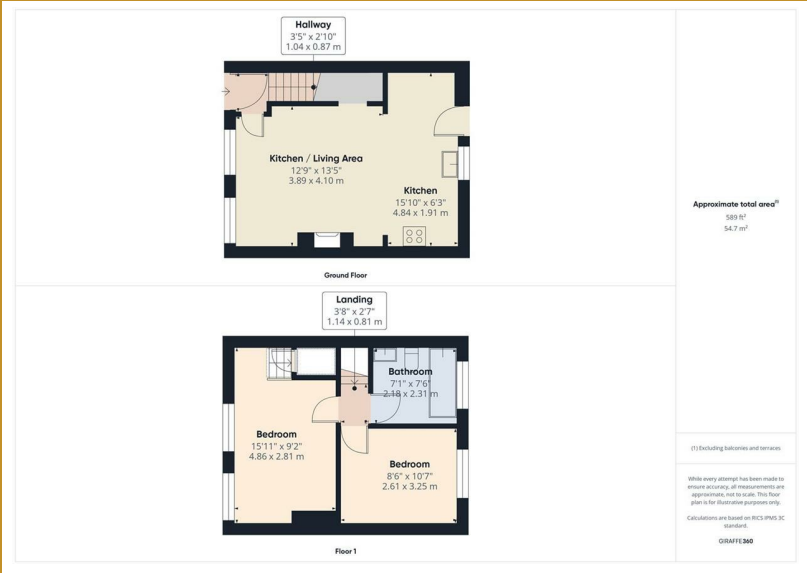
7'7" x 7'1" (2.31m x 2.16m)

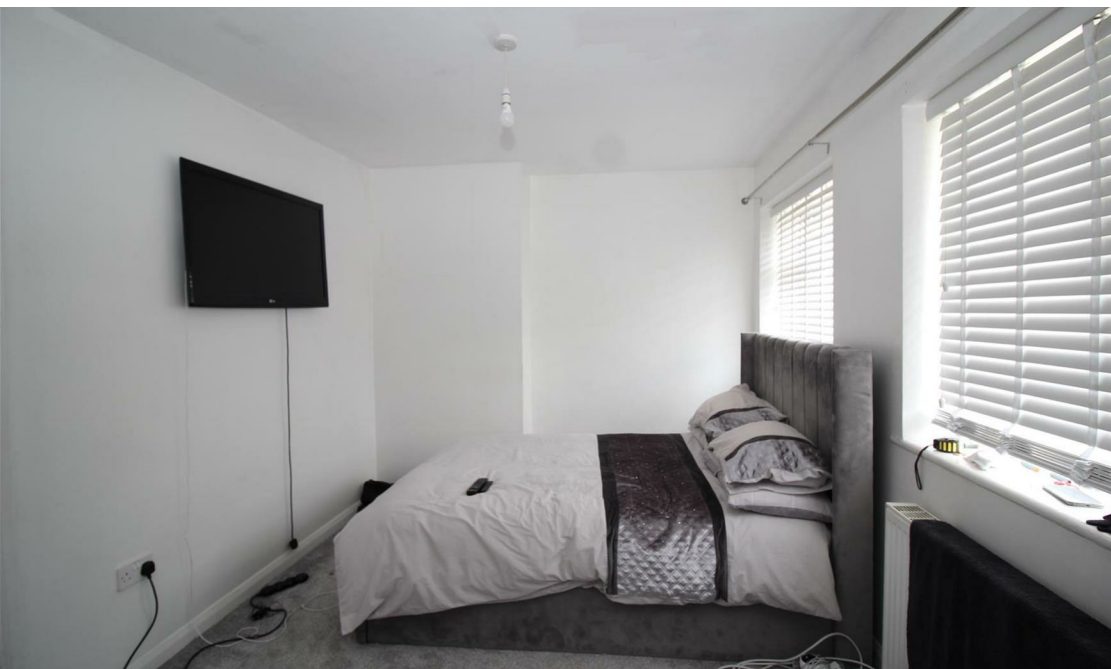
Suite comprises of a larger sized,
panelled bath unit with a boiler fed
shower over, wash basin with storage
underneath and low flush WC.
Additional electric shower. Wall
mounted, towel rail. Part tiling to the
walls and the floor area. Obscured
double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter enclosing the
rear garden which is mainly laid to
lawn with paved patio area and border
shrubbery. Timber storage shed.
Outside tap point and on the front
driveway.





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