

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

The Riddings, Stechford, Birmingham, B33 9BX

£240,000



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**The Riddings, Stechford,
Birmingham, B33 9BX**

- Semi Detached House
- Three Bedrooms
- Modern Family Home
- Driveway/Front Garden
- Lounge
- Kitchen/Dining Area
- Internal Viewing Essential
- First Floor Bathroom
- Rear Garden
- Energy Performance Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = A

* SEMI DETACHED HOUSE * INTERNAL
VIEWING ESSENTIAL * THREE
GENEROUS BEDROOMS * DRIVEWAY *
360 VIRTUAL TOUR AVAILABLE **

This is a RECENTLY RENOVATED, SEMI
DETACHED HOUSE which MUST BE
VIEWED....THIS IS A GREAT FAMILY
HOME.

CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING OR YOU WILL
MISS OUT!

Accessed via a DRIVEWAY providing
parking for your vehicles and with a
front garden, the property comprises:
entrance, hall, lounge, Kitchen/Dining
Area and rear garden to the ground
floor with TWO GENEROUS
BEDROOMS and a FAMILY
BATHROOM on the first floor with a
THIRD BEDROOM accessed via a fixed
staircase within the loft area.
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/Front Garden

A driveway providing parking for your
vehicles. The front garden has a timber
fence perimeter with lawn and a
pathway leading to a double glazed
entrance door:-

Entrance Hall

Stairs to first floor landing. Wood effect
flooring. Door leading to the ground
floor accommodation;-

Lounge

13'0" x 11'11" (3.96m x 3.63m)

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

Kitchen\Dining Area

16'0" x 6'7" (4.88m x 2.01m)

A range of wall and base units with
work surfaces over incorporating a
stainless steel, sink and drainer unit
with mixer tap. Radiator. Plumbing for
a washing machine. Gas cooker point.
Tiling to the floor area. Double glazed
window to the rear and double glazed
French doors to the rear allowing
access to the garden.

FIRST FLOOR

Landing

Obscure double glazed window to the side. Radiator. Additional staircase giving access to the second floor. Doors leading to the first floor accommodation:-

Bedroom One

10'0" x 9'8" (3.05m x 2.95m)

Double glazed windows to the front and radiator.

Bedroom Two

9'5" x 9'0" (2.87m x 2.74m)

Double glazed window to the rear and radiator. Wall mounted central heating boiler.

Family Bathroom

Suite comprises of a panelled bath unit with an electric shower over, wash basin and low flush WC. Heated towel rail. Tiling to the walls. Obscure double glazed window to the rear.

Second Floor

Ceiling double glazed window. A door leading into the third bedroom.

Bedroom Three

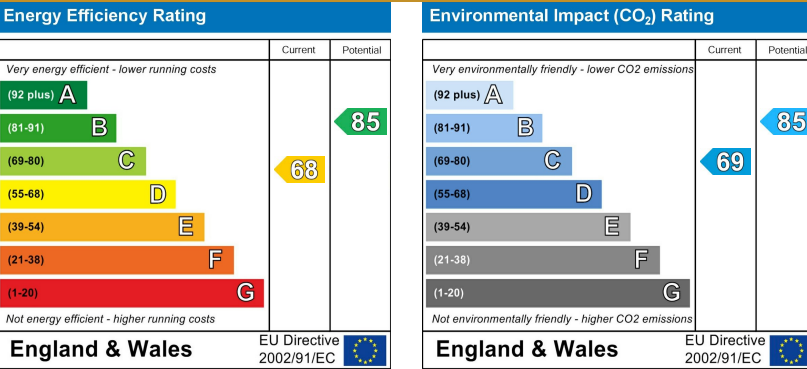
14'3" x 12'3" (4.34m x 3.73m)

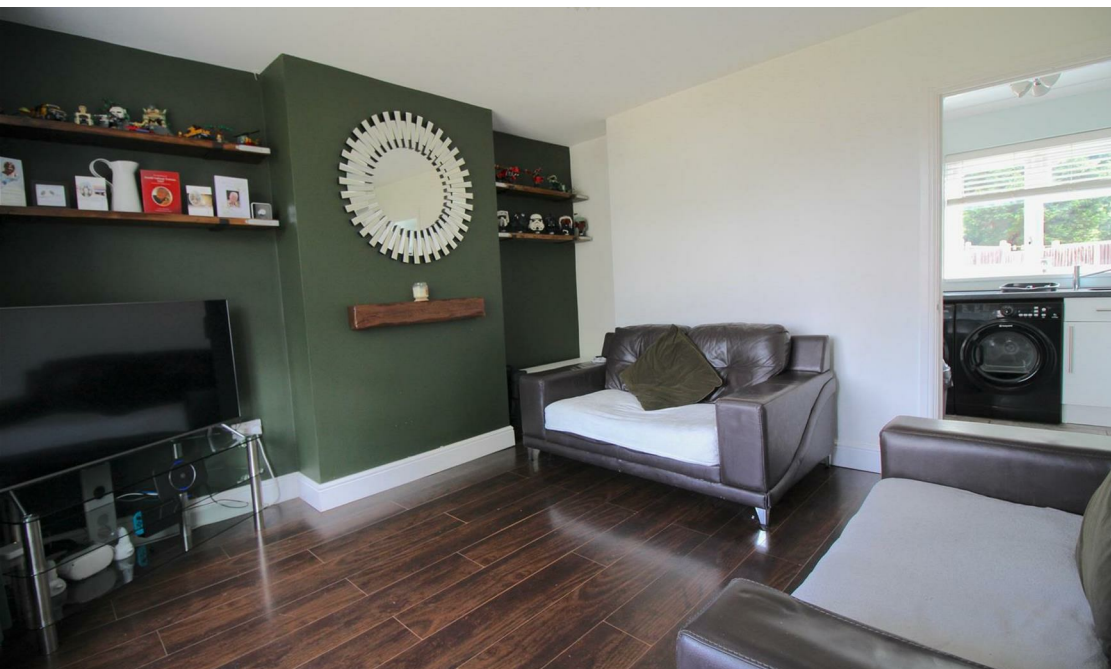
Double glazed windows to the front and rear. Radiator.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate giving access to/from the front of the property. A low maintenance rear garden with artificial lawn and patio area.





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