

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Hilderstone Road, Birmingham | Offers In The Region Of

**\*\* EXTENDED END TERRACE HOUSE \*\* FOUR BEDROOMS \*\* IDEAL FAMILY HOME \*\* BEAUTIFULLY PRESENTED \*\* SOLAR PANELS \*\***

AN OPPORTUNITY TO PURCHASE AN EXTENDED, FAMILY HOME WHICH IS SITUATED IN A POPULAR LOCATION IN YARDLEY!! .... PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!! This end terrace house is accessed via a DRIVEWAY with shared dropped kerb providing parking and leading to a PORCH with accommodation comprising:- hallway, LOUNGE, EXTENDED KITCHEN with built in appliances, BI FOLD DOORS & UNDER FLOOR HEATING, UTILITY, GROUND FLOOR BEDROOM WITH EN SUITE SHOWER ROOM and rear garden to the ground floor. To the first floor there are THREE DOUBLE BEDROOMS and FAMILY BATHROOM.

The property benefits from central heating & double glazing (both where specified).

Energy Performance Rating D

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**APPROACH**

Access is gained via driveway leading to:

**Porch**

With front door leading to:

**Hallway**

Stairs to the first floor and door to:

**Lounge**

**13'5" x 12'8" (4.09m x 3.86m)**

Double glazed window to front and central heating radiator.

**Kitchen**

**25'10" x 6'6" (7.87m x 1.98m)**

Double glazed window to side, door to side, Bi Fold doors to rear. Fitted with a range of matching wall base and drawer units with work surface over, incorporating sink and drainer with mixer tap over, breakfast bar, fitted dishwasher, fridge, freezer, under floor heating doors to bedroom and door to:

**Utility**

**7'4" x 4'9" (2.24m x 1.45m)**

Space and plumbing for washing machine

**Bedroom Four**

**11'3" x 7'0" (3.43m x 2.13m)**

Double glazed window to rear, under floor heating and door to:

**En Suite**

**7'1" x 6'2" (2.16m x 1.88m)**

Suite comprising low level wc, wash hand basin, shower cubicle and electric heater.

**FIRST FLOOR**

**Landing**

Double glazed window to side, loft access (with pull down ladder)

**Bedroom One**

**9'9" x 9'1" (2.97m x 2.77m)**

Double glazed window to front and central heating radiator.

**Bedroom Two**

**10'8" x 8'3" (3.25m x 2.51m)**

Double glazed window rear and central heating radiator.

**Bedroom Three**

**7'6" x 7'6" (2.29m x 2.29m)**

Double glazed window rear and central heating radiator.

**Bathroom**

Double glazed frosted window to front, suite comprising panelled bath with shower over, low level w.c, wash hand basin and heated towel rail.

**OUTSIDE**

**Rear Garden**

Mainly laid to lawn.

