



£245,000

**Redthorn Grove, Stechford,
Birmingham, B33 8BE**

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Ground Floor Shower Room
- No Upward Chain
- First time Buyer/Investor Property
- Popular Location
- Front & Rear Gardens
- Energy Rating E

EPC Rating

Current: E
Potential: C

Council tax band

Band = B

**** SEMI DETACHED HOUSE ** FOUR BEDROOMS ** IDEAL FAMILY HOME OR INVESTMENT ** TWO RECEPTION ROOMS ** NO UPWARD CHAIN! ****

A CHANCE TO PURCHASE A FOUR BEDROOM PROPERTY IN STECHFORD WHICH IS SITUATED CLOSE TO ALL LOCAL AMENITIES & TRANSPORT LINKS! READ ON..

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR AN IMMEDIATE VIEWING!

This family home is accessed via a front garden and leading to a double glazed, entrance door with accommodation comprising:- entrance hall, TWO RECEPTION ROOMS, KITCHEN, SHOWER ROOM and REAR GARDEN to the ground floor. To the first floor there are FOUR BEDROOMS.

The property benefits from central heating & double glazing (where specified) and is offered with NO UPWARD CHAIN!

Energy Performance Rating E

APPROACH

The property is accessed via the public footpath and leading to:-

Front Garden

A front garden area with shrubbery borders, gate and pathway leading to the double glazed entrance door.

Entrance Hall

Staircase leading to the first floor landing. Radiator. Double glazed window to the side. Doors allowing access to the ground floor accommodation:-

Front Reception Room

13'9" x 10'8" (4.19m x 3.25m)

Double glazed bay window to the front and radiator.

Rear Reception Room

13'3" x 10'8" (4.04m x 3.25m)

Double glazed sliding doors to the rear allowing access to the garden. Radiator.

Kitchen

9'5" x 5'9" (2.87m x 1.75m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit

with mixer tap over. Electric cooker point. Plumbing for a washing machine. Double glazed window to the side. Doorway leading into:-

Rear Lobby

A door to the rear leading into the shower room. Double glazed door to the side allowing access to the rear garden.

Shower Room

6'5" x 6'1" (1.96m x 1.85m)
Suite comprises of a walk in shower area with a boiler fed shower unit over, wash basin and low level w.c. Tiling to the walls. Obscure double glazed window to the rear.

FIRST FLOOR

Double glazed window to the side. Doors leading to a first floor accommodation:-

Landing

Double glazed window to the side. Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

12'1" x 10'0" (3.68m x 3.05m)
Double glazed window to the front and radiator.

Bedroom Two

13'3" x 10'9" (4.04m x 3.28m)
Double glazed window to the rear and radiator.

Bedroom Three

9'1" x 6'8" (2.77m x 2.03m)
Double glazed window to the front.

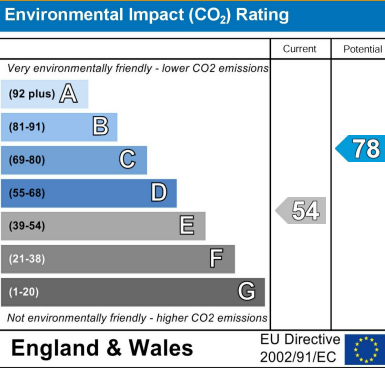
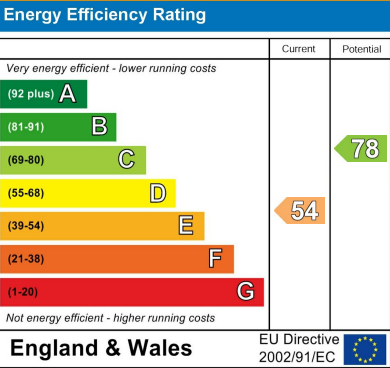
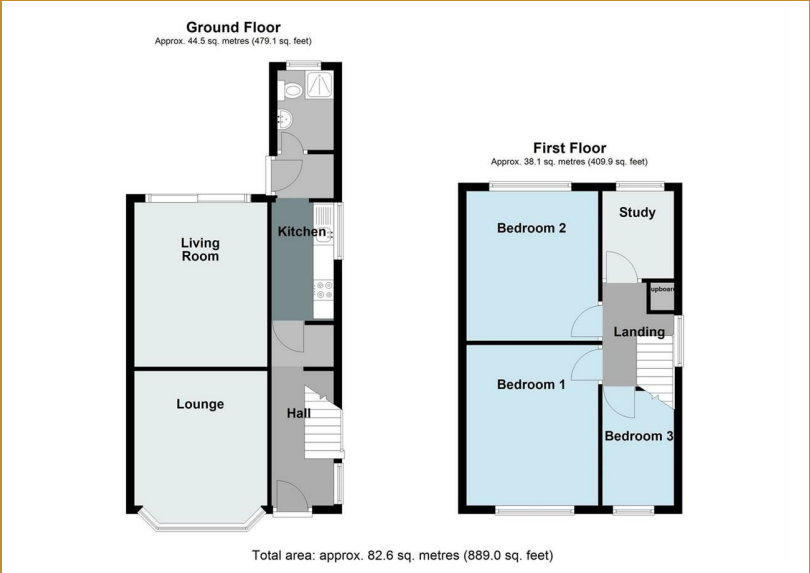
Study

7'3" x 6'1" (2.21m x 1.85m)
Double glazed window to the front and radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side gate allowing access to/from the front of the property. The rear garden is paved with lawn area and border shrubbery. Timber shed.





167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com