



£215,000

**Kitts Green Road, Kitts Green,
Birmingham, B33 0EH**

- Mid Terrace House
- Three Generous Bedrooms
- Ideal Family Property
- Lounge
- Kitchen & Dining Area
- Driveway
- Popular Main Road Location
- First Floor Bathroom
- Family Rear Garden
- Energy Rating C

EPC Rating

Current: C
Potential: C

Council tax band

Band = A

* MID TERRACE HOUSE * LARGE
DRIVEWAY * THREE GENEROUS
BEDROOMS * FAMILY REAR GARDEN
** 360 VIRTUAL TOUR AVAILABLE! **

THIS IS A GREAT FAMILY HOME
..SITUATED CLOSE TO ALL LOCAL
AMENITIES...BIGGER THAN IT LOOKS...
CALL OUR YARDLEY OFFICE FOR A
VIEWING ON 0121-783-3422 DON'T
MISS OUT!!The property is approached
via a DRIVEWAY providing off road
parking for multiple vehicles with
accommodation comprising of
entrance porch, hallway, LOUNGE,
KITCHEN & DINING AREA and FAMILY
REAR GARDEN to the ground floor. To
the first floor there are THREE
GENEROUS BEDROOMS and FAMILY
BATHROOM.

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

Energy Performance Certificate : C

APPROACH

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

Driveway

A driveway providing parking for
multiple vehicles with timber fencing

to either side and leading to the
double glazed entrance porch.

Entrance Porch

Double glazed door and window to
the front allowing access to an
additional entrance door.

Entrance Hall

Stairs to first floor landing. Doorway
leading into the ground floor
accommodation:-

Lounge

13'2" x 12'0" (4.01m x 3.66m)

Double glazed window to the front
and radiator. Under stairs storage
cupboard. Decorative gas fire with
feature wooden surround.

Kitchen & Dining Area

15'9" x 8'8" (4.80m x 2.64m)

A range of wall and base units with
work surfaces over incorporating a
stainless steel, sink and drainer unit
with mixer tap over. Gas cooker point
with extractor canopy over. Central
heating boiler. Part tiling to the walls.
Plumbing for a washing machine.
Radiator. Double glazed window and
door to the rear allowing access to the
garden.

FIRST FLOOR

Landing

Storage cupboard with ceiling loft access. Doors giving access to first floor accommodation:-

Bedroom One

10'11" x 10'0" (3.33m x 3.05m)

Double glazed window to the front and radiator.

Bedroom Two

10'2" x 7'2" (3.10m x 2.18m)

Double glazed window to the front and radiator.

Bedroom Three

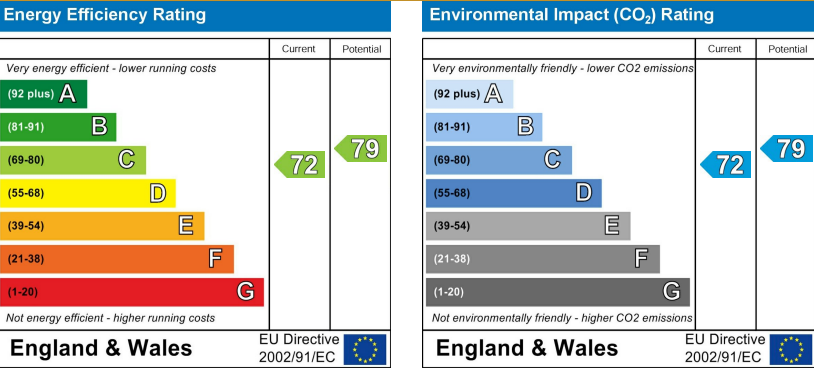
9'7" x 8'0" (2.92m x 2.44m)

Double glazed window to the rear. Storage wardrobe.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate leading into a mid entry and allowing access to/from the front of the property. The rear garden is mainly laid to lawn with a paved patio and wooden seating area. Border shrubbery. Timber storage.





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