PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Kitts Green Road, Kitts Green, Birmingham, B33 9QN
Offers Over £230,000



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** NO UPWARD CHAIN ** THREE BEDROOMS ** TWO RECEPTIONS ** DOWNSTAIRS SHOWER **

If you are looking for a property that you can move straight into and enjoy then this could be the one for you. Ideally located for commuting via motorways, buses or trains and offering a lovely size home. The property has the benefit of a two car driveway WITH EV CHARGER to the front, enclosed entrance porch adding additional security, entrance hallway, lovely sized lounge, modern style kitchen with a DOWNSTAIRS MODERN SHOWER ROOM to one side and ab additional DINING ROOM to the rear giving access to the rear garden area. To the first floor there are THREE BEDROOMS, one has fitted units the other has a built in storage/wardrobe. The rear garden is private and low maintenance with lawn and paved areas, and an additional garden area to the rear currently used for storage and as a working area. there is a Summer House in situ which is NOT INCLUDED but can be offered under separate negotiations. Energy Efficiency Rating:- C

### Driveway/Front Garden

Fence borders to either side of the block paved driveway providing off road parking for two vehicles with the benefit of an EV charger. Double glazed door allowing access to:-

### Entrance Porch

5'5" x 3'1" (1.65m x 0.94m)

Enclosed entrance porch area with double glazed windows to the front and to the side, wood effect flooring and a further double glazed door to:-

### Entrance Hallway

Stairs rising to the first floor landing area, and a door to the side into:-

### Lounge

13'5" max 12'6" min x 8'4" (4.09m max 3.81m min x 2.54m)

Double glazed window to the front with further secondary glazing, radiator, decorative coving finish to the ceiling area, and an under stairs storage cupboard. Feature fireplace to one wall with a wooden design fire surround, stone effect back over hearth and a pebble bed effect fire. Door to the rear into:-

### Kitchen

10'4" x 8'7" (3.15m x 2.62m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Double glass effect splash back over the cooker area with a black design extractor over. Partly tiled glass design tiling to the walls with a chrome effect trim, spotlights inset to the ceiling and tiling to the floor area. Double glazed window to the rear and a double glazed door allowing access through to the dining room area. Further door to the side into:-

### Shower Room

8'8" x 5'9" (2.64m x 1.75m)

Suite comprised of a walk in double shower cubicle with a boiler fed shower incorporated consisting of a rainfall shower head and a further detachable shower head. Low flush WC and a vanity unit housing the wash hand basin with a mixer tap over, one double storage below, a single storage below and three drawer unit also below. Tiling to the walls with a decorative dado tile inset and contrasting tile to the shower area. Chrome design ladder style radiator, tiling to the floor area, and a double glazed window to the rear.

### Dining Room

16'6" x 8'8" (5.03m x 2.64m)

Double glazed windows either side of the double glazed French style doors to the rear allowing access to the rear garden area. Radiator, tiling to the floor area, and plumbing for the washing machine.

## FIRST FLOOR

### Landing

Loft access via the hatch area with a pull down ladder leading to the partly boarded loft space with the benefit of a light. Doors to:-

### Bedroom One

15'3" x 10'2" (4.65m x 3.10m)

Two double glazed windows to the front with further secondary glazing, built in storage cupboard/wardrobe over the stairs, and a radiator.

### Bedroom Two

10'11" x 9'9" (3.33m x 2.97m)

Double glazed window to the rear, radiator, and fitted bedroom units

### Bedroom Three

8'6" x 7'8" (2.59m x 2.34m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling.

## OUTSIDE

### Rear Garden

Paved patio area with a paved pathway either side of the lawn area and flower beds either side of the garden area. Outside tap, outside light, mixture of wall and fence borders with an access gate to the front shared walkway area, and a further gate to the rear additional working garden area. The rear garden also currently houses a summer house NOT INCLUDED IN THE SALE - This is open to negotiations as only recently purchased.

### Summer House NOT INCLUDED - MAKE AN OFFER

14' x 10'10" (4.27m x 3.30m)

Timber constructed summer house recently erected









with electric supply, lighting, seating, and windows either side of the double access doors from the garden area. MAKE AN OFFER - NOT INCLUDED IN THE SALE

## Additional Garden Area

The additional garden area is situated behind the main garden area and is currently used as a working space with additional storage, but could be re-added to the main garden area if required.

## Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low

Yearly Chance between 2036 - 2069 - Very Low

## OfCom Mobile

Results for

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and Variable in-home
O2 Good outdoor and in-home
3 Good outdoor, variable in-home
Vodafone Good outdoor and Variable in-home

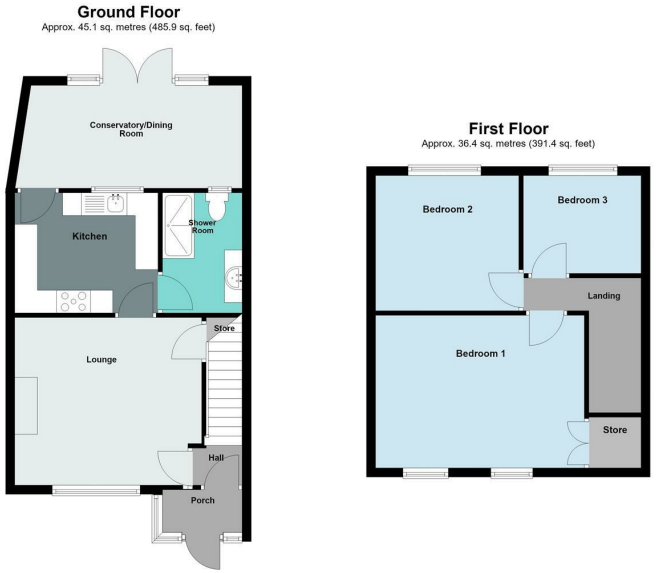
Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

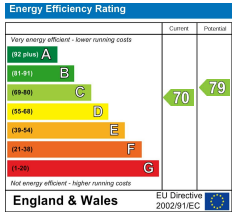
EE- 89%
O2 84%
Three 87%
Voda 85%
Performance scores should be considered as a guide since there can be local variations.

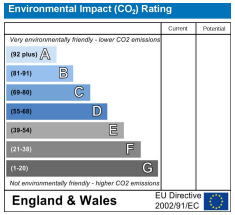
## OfCom Broadband

STANDARD - Highest available download speed - 8 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good
SUPERFAST Highest available download speed - 69 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good




Total area: approx. 81.5 sq. metres (877.3 sq. feet)





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254 Chester Road, Castle Bromwich, B36 0JE
0121 748 7272
castlebromwich@primeestatesuk.com
www.primeestatesuk.com