

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## The Lea, Birmingham | Offers In The Region Of £230,000

**\*\* WELL PRESENTED END TERRACE HOME \*\* THREE BEDROOMS \*\* FIRST FLOOR BATHROOM \*\* IDEAL FIRST TIME BUY \*\***

AN OPPORTUNITY TO PURCHASE THIS NICELY PRESENTED END TERRACE HOME ON THE LEA, KITTS GREEN, BIRMINGHAM, This is an ideal First Time Buy.  
This property is accessed via a FRONT GARDEN leading to front door the accommodation comprises:- Porch, Hallway, LOUNGE, CONSERVATORY, KITCHEN DINER and private rear garden to the ground floor, TWO DOUBLE BEDROOMS, GOOD SIZE SINGLE BEDROOM AND FAMILY BATHROOM WITH SEPARATE W.C to first floor.

Situated close to local schools, shops & transport links this is an ideal family home.

Double glazed and central heating (both where specified) PROPERTY WAS REWIRED 2026

Early viewing is essential to avoid disappointment.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance: awaiting

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### Additional Information

Mobile Coverage

EE - 89%

3 - 83%

VODAFONE - 79%

O2 - 78%

View broadband availability

Standard 10 Mbps 0.9 Mbps Good

Superfast 76 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 100 Mbps

**Ground Floor**

- Lounge: 9'10" x 20'3" (3.02 x 6.23 m)
- Conservatory: 6'0" x 10'3" (2.46 x 3.30 m)
- Kitchen: 8'11" x 15'3" (2.74 x 4.82 m)
- Hallway: 8'6" x 4'5" (2.60 x 1.36 m)
- Hallway: 8'10" x 4'4" (2.71 x 1.33 m)
- Storage

**Floor 1**

- Bedroom: 9'11" x 12'4" (3.04 x 3.76 m)
- Bedroom: 9'11" x 6'8" (3.03 x 2.04 m)
- Bedroom: 5'11" x 11'11" (1.81 x 3.64 m)
- Bathroom: 9'10" x 5'4" (2.78 x 1.63 m)
- WC: 3'8" x 5'4" (0.83 x 1.64 m)
- Landing: 8'10" x 2'5" (2.63 x 0.82 m)

**Approximate total area\***

- 873 sq'
- 81 m<sup>2</sup>
- Reduced bedroom: 13 sq' / 1.3 m<sup>2</sup>

\* (1) Excluding balconies and terraces

Reduced bedroom: Below 5.0m x 3.0m

Calculations reference the BCS 0-1000 BC standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GRAFFES60**

  

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	76		