



## Offers Over £190,000

### Honeysuckle Grove, Birmingham, B27 6NH

- Freehold End Terrace Home
- No Upward Chain
- Ideal First Time Buy or Buy to Let Property
- Two Bedrooms
- Lounge
- Kitchen Diner
- South Aspect Enclosed Rear Garden
- Gated Driveway
- Quiet Cul De Sac Location
- Close to Local Schools, Shops and Transport Links

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

**\*\*NO UPWARD CHAIN \*\* END  
TERRACE HOUSE \*\* TWO BEDROOMS  
\*\* DRIVEWAY \*\* FREEHOLD \*\***

TAKE A STEP ONTO THE PROPERTY LADDER WITH THIS WELL PRESENTED, END TERRACE HOUSE that can also be suitable for investment purposes. CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING!!

Situated just off Stockfield Road, Acocks Green giving easy access to Acocks Green Train Station and Acocks Green Village.

Accessed via a dropped kerb with a GATE DRIVEWAY providing parking for your vehicles, the accommodation comprises : LOUNGE AND KITCHEN DINER and rear garden on the ground floor with TWO BEDROOMS and BATHROOM to the first floor.

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

Energy Performance Certificate D

### Approach

Access is gained via pathway leading to :

### Lounge

**13;9 x 12'6 (3.96m;2.74m x 3.81m)**

Double glazed window to front and central heating radiator.

### Kitchen Diner

**12'6 x 9'4 (3.81m x 2.84m)**

Double glazed window and door to rear, central heating radiator. Fitted with a range of matching wall base and drawer units with work surface over incorporating sink and drainer with taps over, oven hob and extractor.

### FIRST FLOOR

#### Landing

Loft access and doors off:

#### Bedroom One

**12'6 x 9'7 (3.81m x 2.92m)**

Double glazed window to front, central heating radiator, storage cupboard and wardrobe.

#### Bedroom Two

**12'6 x 6'7 (3.81m x 2.01m)**

Double glazed window to rear and central heating radiator.

#### Bathroom

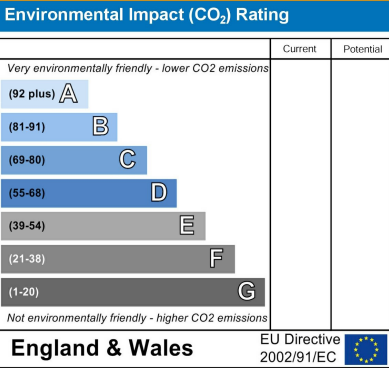
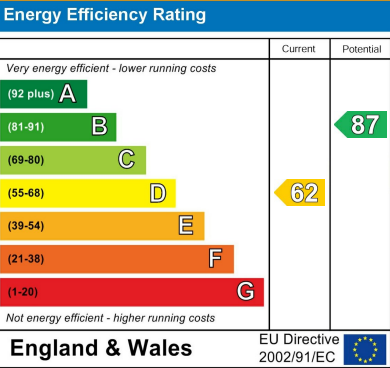
Double glazed frosted window to side.

Suite comprising low level w.c, pedestal wash hand basin, panelled bath with shower over and central heating radiator.

OUTSIDE

Rear Garden

Enclosed rear garden with side access, patio area and lawned area.





167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primeestatesuk.com](mailto:yardley@primeestatesuk.com)