

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Whitehall Road, Birmingham | Asking Price £200,000

**** TERRACE HOME ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** IDEAL FIRST TIME BUY **
CLOSE TO ALL LOCAL AMENITIES ****

THIS TRADITIONAL TERRACE HOME IS FIRST TIME BUY / OR BUY TO LET PROPERTY.
EARLY VIEWING is essential on this property to avoid disappointment !
CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING.

The property is accessed via a front door leading to: HALLWAY, TWO RECEPTION ROOMS, KITCHEN and BATHROOM and rear garden to the ground floor. To the first floor there are TWO DOUBLE BEDROOMS, SINGLE BEDROOM.

The property benefits from central heating and double glazing (both where specified)

EPC - D



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APPROACH

Access is gained via front door to:

Hallway

Central heating radiator. Doors leading to ground floor accommodation:-

Reception One

10'9 x 7'10 (3.28m x 2.39m)

Double glazed bay window to front and central heating radiator.

Reception Two

12'1 x 11'6 (3.68m x 3.51m)

Double glazed window to rear, central heating radiator and door to:

Kitchen

11'9 x 5'10 (3.58m x 1.78m)

Double glazed window to side, door to side, fitted with a range of wall base and drawer units with work surface over incorporating stainless steel sink and drainer.

Wet Room

Double glazed frosted window to rear, shower, low level w.c and pedestal wash hand basin

FIRST FLOOR

Landing

Doors off

Bedroom One

15'4 x 11'3 (4.67m x 3.43m)

Double glazed window to front and central heating radiator.

Bedroom Two

12'3 x 12'2 (3.73m x 3.71m)

Double glazed window to rear and central heating radiator.

Bedroom Three

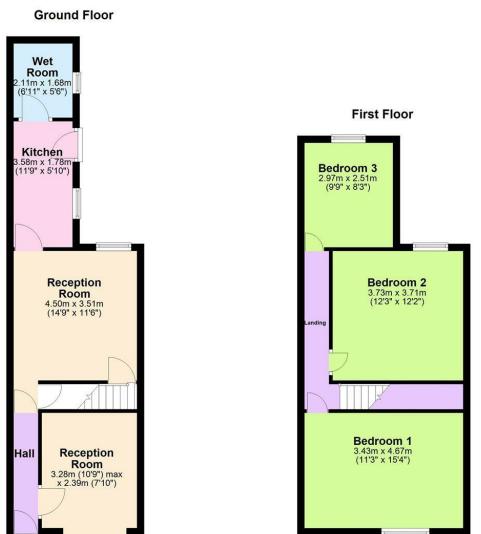
9'9 x 8'3 (2.97m x 2.51m)

Double glazed window to rear and central heating radiator.

OUTSIDE

Rear Garden

Being slabbed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	77
(B1-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Very environmentally friendly - lower CO ₂ emissions (B2 plus)		
(B1-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (B2 plus)	A	
(B1-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
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