

PRIME ESTATES

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Mintern Road, Birmingham | Offers Over £220,000

**** WELL PRESENTED END TERRACE HOME ** THREE BEDROOMS ** FIRST FLOOR BATHROOM ** POTENTIAL TO EXTEND (subject to planning)**

AN OPPORTUNITY TO PURCHASE THIS NICELY PRESENTED END TERRACE HOME ON MINTERN ROAD, YARDLEY, BIRMINGHAM, This is an ideal First Time Buy. This property is accessed via a DRIVEWAY leading to front door the accommodation comprises:- Hallway, LOUNGE, BREAKFAST KITCHEN and private rear garden to the ground floor, TWO DOUBLE BEDROOMS, GOOD SIZE SINGLE BEDROOM AND FAMILY BATHROOM 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)

Early viewing is essential to avoid disappointment.

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

Energy Performance: C

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Approach

Access is gained driveway leading to:

Hallway

Double glazed window to side, storage cupboard, stairs to first floor and door to:

Lounge

17'2 x 9'5 (5.23m x 2.87m)

Double glazed bay window to front, central heating radiator and door to:

Breakfast Kitchen

16'10 x 8'5 (5.13m x 2.57m)

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

FIRST FLOOR

Landing

Double glazed window to side, storage cupboard and doors off:

Bedroom One

10'11 x 9'4 (3.33m x 2.84m)

Double glazed window to front and central heating radiator

Bedroom Two

14'11 x 9'11 (4.55m x 3.02m)

Double glazed window to rear and central heating radiator.

Bedroom Three

7'5 x 7'9 (2.26m x 2.36m)

Double glazed window to front and central heating radiator.

Bathroom

6'10 x 6'10 (2.08m x 2.08m)

Double glazed frosted window to rear, suite comprising low level w.c, pedestal wash hand basin, panelled bath and heated towel rail.

OUTSIDE

Rear Garden

Enclosed with side access and astroturf.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	86
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
G	A
England & Wales	EU Directive 2002/91/EC