

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Honeysuckle Grove, Birmingham, B27 6NH

Offers Over £190,000



## 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: C  
Potential: C

## 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

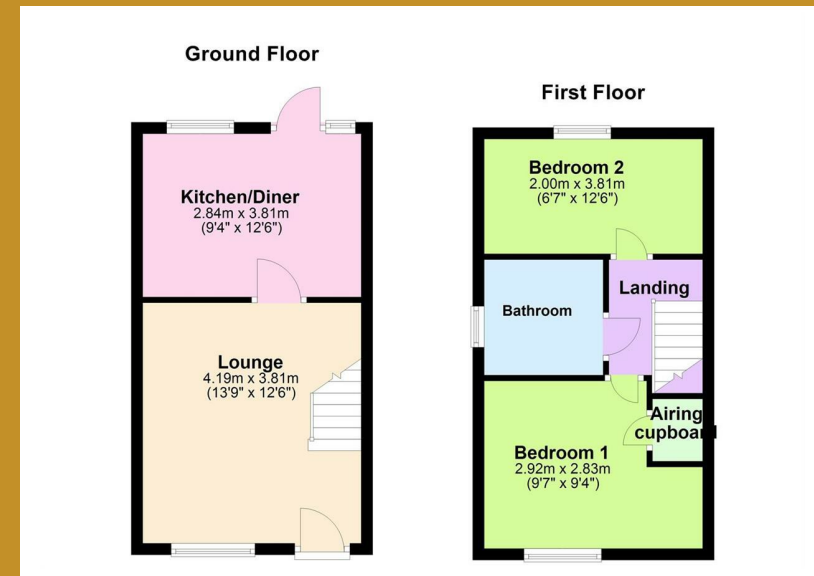
Double glazed frosted window to side.

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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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