

233 Kitts Green Road, Birmingham, West Midlands, B33 9SA

3 Bed House - Mid Terrace

Offers Over £165,000

📍 Receptions 1 🛏 Bedrooms 3 🚿 Bathrooms 1



- WELL PRESENTED MID-TERRACE PROPERTY
- THREE BEDROOMS
- GOOD SIZE FAMILY GARDEN
- UTILITY AREA
- CLOSE TO LOCAL AMENITIES

- IDEAL HOME FOR FIRST TIME BUYERS & FAMILIES
- OFF ROAD PARKING FOR TWO CARS
- SHOWER ROOM
- AMPLE STORAGE SPACE
- HD VIDEO WALKTHROUGH AVAILABLE



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A FANTASTIC OPPORTUNITY FOR FAMILIES & FIRST TIME BUYERS TO PURCHASE THIS WELL PRESENTED THREE BEDROOM MID-TERRACE PROPERTY. Comprising of Lounge, Kitchen, Family Bathroom and a Good Size Rear Garden. Kitts Green Road also benefits from a Utility Area, Ample Storage and Off Road Parking for Two Cars. The property is situated within a great location, walking distance to local shops and major transport links: bus stops and a train station which connects to Birmingham International and Birmingham New Street.

Overview & Approach

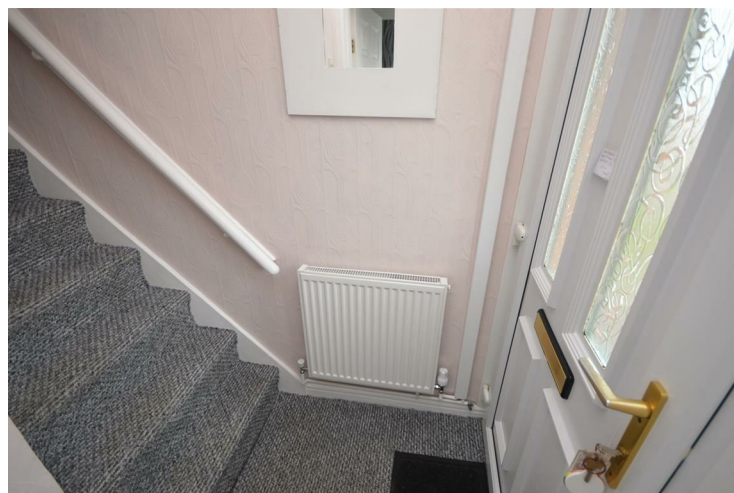


Kitts Green Road is a Three Bedroom mid-terrace property located in Kitts Green, situated in East Birmingham (B33).

The area of Kitts Green is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex, which are within a 5 mile radius. The property itself is within walking distance to bus stops, local shops, and train station, which connects to Birmingham International and Birmingham New Street.

Kitts Green Road is approached via a driveway accommodating two cars and a canopy porch with front door leading into the entrance hallway.

Entrance Hallway



Includes a ceiling light and radiator point, stairs rising to the first floor and a door leading off to the:

Lounge



Overlooking the front of the property with a ceiling light and radiator point, feature fireplace, a small cupboard with the consumer unit inside, an under stair storage cupboard, laminate flooring and a doorway leading into the:



Kitchen



Overlooking the rear garden with a ceiling light point, matching wall and base units with work surfaces, stainless steel sink and drainer unit with splash back tiles and a wall mounted boiler. The Kitchen includes space for a cooker and other appliances, plumbing for a washing machine, vinyl flooring, a door opening out onto the rear garden and an archway leading into the:

Utility & Storage



Includes a ceiling light point, space for appliances, shelves for storage and tiled flooring,

Shower Room



Overlooking the rear garden with a ceiling light point, shower cubicle with electric shower, pedestal wash hand basin, low level WC, heated towel rail and vinyl flooring.

Stairs & Landing



Includes a ceiling light point, an airing cupboard at the top of the stairs, loft access and doors leading off to:

Bedroom One



Overlooking the front of the property with a ceiling light and radiator point and a built in storage area.

Bedroom Two



Overlooking the rear garden with a ceiling light and radiator point.

Bedroom Three



Overlooking the front of the property with a ceiling light and radiator point.



Additional Information

Rear Garden



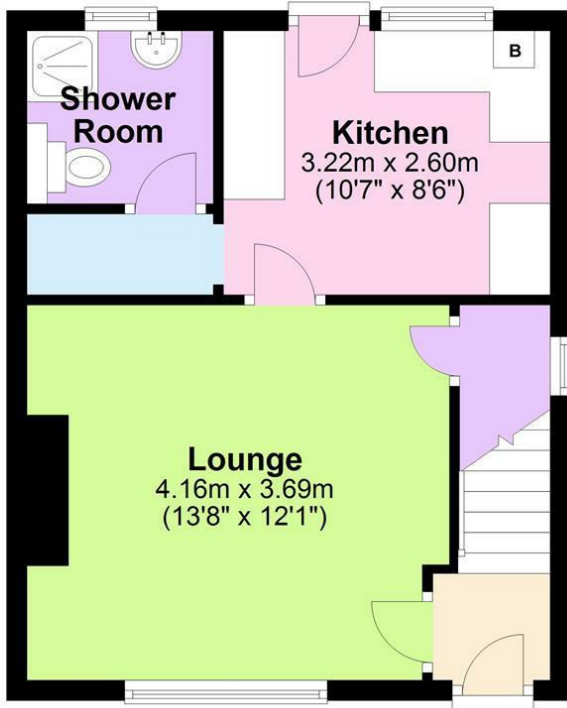
We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

The Family Garden benefits from a block paved patio area, pathway to the rear and a grass lawn either side. A really good size garden perfect for the family to enjoy.

Kitts Green Road

Ground Floor

Approx. 33.0 sq. metres (354.8 sq. feet)

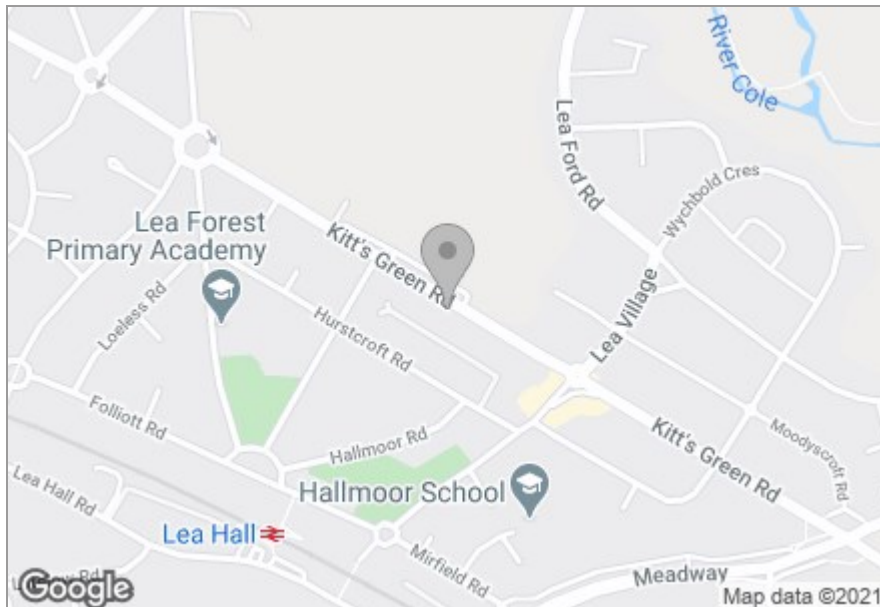


First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 70.7 sq. metres (761.3 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	87	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	69	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	