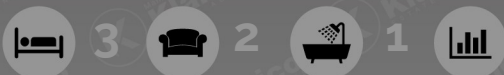


Deakins Road,



Offers In The Region Of £210,000

Deakins Road,

- Mid-Terraced
- 2 Reception Rooms
- Ideal Family Home
- Rear Garden
- Ideal for First Time Buyers
- 3 Bedrooms
- uPVC Double Glazing
- Well Kept
- Ideal Buy-To-Let
- CHAIN FREE

Tenure: Freehold
Council Tax Band:

KLARICO Estate Agents would like to present a 3 bedroom Mid-Terraced property situated within a prominent part of Yardley. Benefits from having off-road parking. Features a well presented rear garden.

The ground floor benefits from having 2 good sized reception rooms, leading onto a kitchen with storage units, alongside a family shower room. The first floor briefly provides 3 spacious reception rooms along with a WC. This property features a rear garden which is well kept and well maintained. Within the proximity can be found good schools and nurseries along with a range of retail and food outlets within short walking distance.

Directions

Living Room

4.36m x 2.60m (14'4" x 8'6")

Double glazed window to front, skirting, ceiling light, laminate flooring, wall mounted radiator

Dining Room

4.07m x 2.60m (13'4" x 8'6")

Double glazed window to rear, skirting, ceiling light, carpet, wall mounted radiator

Kitchen

4.17m x 2.10m (13'8" x 6'11")

Double glazed window to rear, storage units, worktops, splashback tiling, ceiling light, tiled flooring

Shower Room

Window to side, door.

Bedroom 1

3.52m x 4.88m (11'7" x 16'0")

Two double glazed windows to rear, ceiling light, carpet, skirting, wall mounted radiator

Bedroom 2

4.64m x 3.98m (15'3" x 13'1")

Double glazed window to rear, skirting, carpet, ceiling light, wall mounted radiator

Bedroom 3

2.00m x 2.00m (6'6" x 6'6")

Double glazed window to rear, skirting, ceiling light, carpet, wall mounted radiator

Shower Room

2.04m x 1.40m (6'8" x 4'7")

Double glazed window to rear, toilet, shower, wash basin, wall mounted radiator, splashback tiling, ceiling light, tiled flooring, shower enclosure with thermostatic shower unit

Utility

3.00m x 1.40m (9'10" x 4'7")

Dedicated utility room with plumbing row white goods

Rear Garden

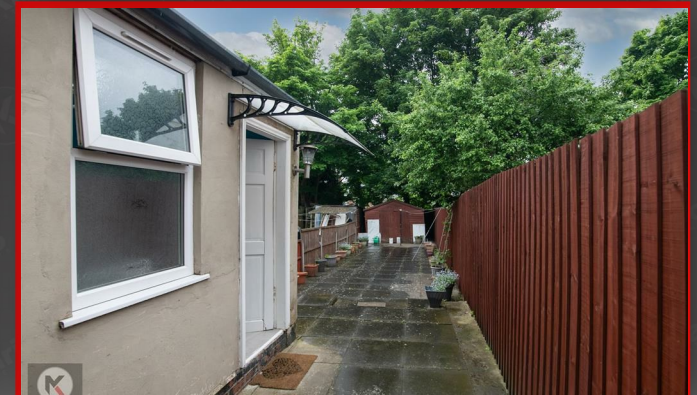
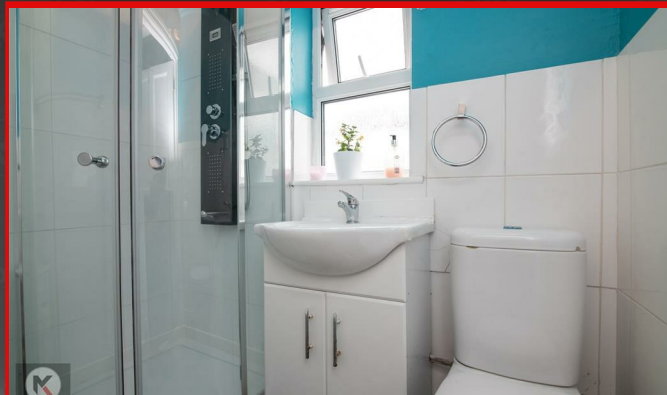
Fence panel to boundaries, block paved, garden shed



Deakins Road,



Deakins Road,



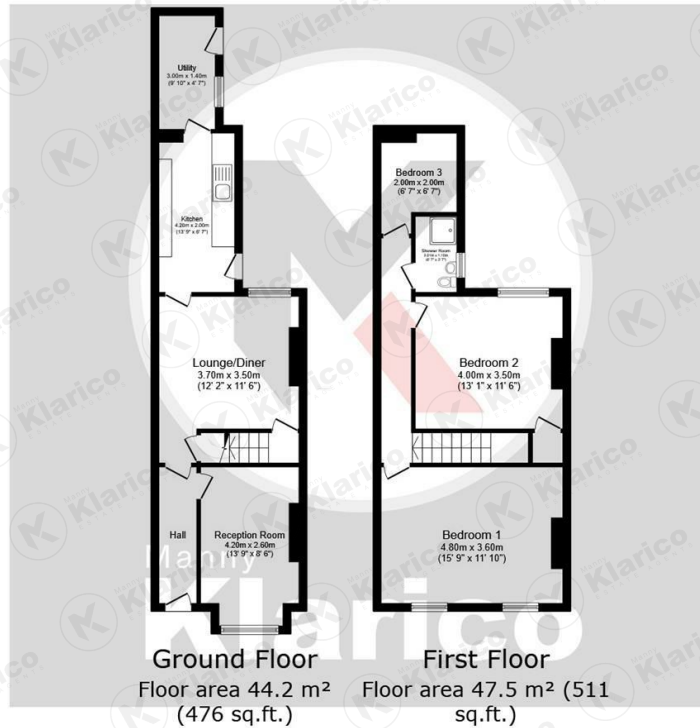
Deakins Road,



Deakins Road,



Manny
Klarico
ESTATE AGENTS



TOTAL: 91.7 m² (987 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(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		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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