

Fieldhouse Road,



3 2 1 D

£230,000



# Fieldhouse Road,

- Mid-Terrace
- 3 Bedrooms
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Off-Road Parking
- Double Glazing
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: A

Nestled on the charming Fieldhouse Road in Yardley, this delightful mid-terrace house offers a wonderful opportunity for families and first-time buyers alike. With a generous living space of 874 square feet, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The home features three well-proportioned bedrooms, providing ample space for rest and relaxation.

The bathroom is conveniently located, ensuring ease of access for all residents. Built in the late 1940s, this property has been maintained in great condition, showcasing a blend of classic charm and modern living. The well-designed layout allows for plenty of natural light to flood the interiors, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is its potential for extension, allowing you to tailor the home to your specific needs and preferences. Additionally, there is parking available for one vehicle, a valuable asset in this desirable location.

Situated in a good area, the property benefits from local amenities and transport links, making it an ideal choice for those seeking convenience and community. Furthermore, there is potential to acquire the front land, offering even more possibilities for expansion or outdoor enjoyment.

In summary, this property on Fieldhouse Road presents a fantastic opportunity to create your dream home in a sought-after location. With its great condition, ample space, and potential for growth, it is not to be missed.

## Directions

### Reception

4.30m x 3.69m (14'1" x 12'1")  
Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, skirting, wall lights

### Dining Area

2.76m x 2.74m (9'1" x 9'0")  
Laminate flooring, ceiling light, skirting, wall mounted radiator

### Kitchen

3.32m x 2.65m (10'11" x 8'8")  
Double glazed window to rear, double glazed door to garden, laminate flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap

### Bathroom

2.76m x 1.70m (9'1" x 5'7")  
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, heated towel rail, extractor fan

### Bedroom 1

3.15m x 4.30m (10'4" x 14'1")  
Double glazed windows to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storage

### Bedroom 2

3.91m x 2.85m (12'10" x 9'4")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

2.96m x 2.29m (9'9" x 7'6")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area



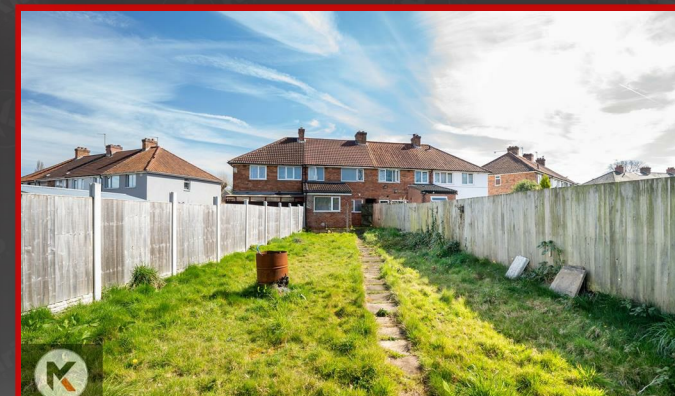


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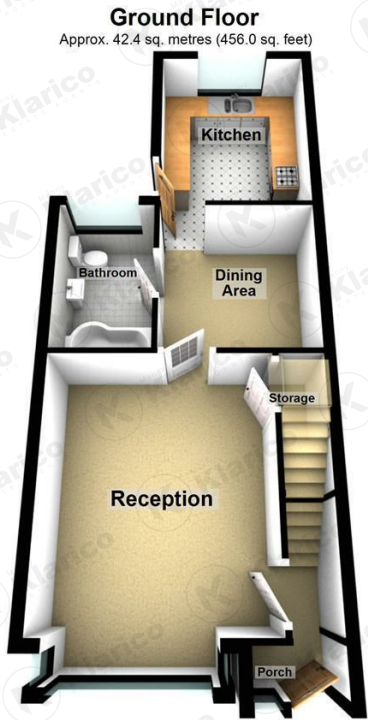





Fieldhouse Road,



Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 81.2 sq. metres (873.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		86		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	63			(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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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