



Old Church Green, Stechford, Birmingham B33 8QP
£170,000

archerbassett
LETTINGS AND SALES

**** PRESENTLY ACHIEVING A RENTAL INCOME OF £8100PA, INCREASING TO £8910PA IN JUNE **** A two bedroom mid terrace home with double glazing. The property is well situated close to Heartlands Hospital and local amenities. Briefly comprising of a fitted kitchen with a range of wall and base units, a spacious lounge with feature fireplace leading to a rear lean-to. To the first floor are two double bedrooms with the master having two built in storage cupboards, and a part tiled family bathroom featuring a white suite to include a bath with electric shower over, W/C and hand wash basin. Other benefits include an enclosed rear garden with patio and astro-turf and driveway to the front.

Porch

2'10" x 3'7" (0.86m x 1.09m)

Brick built porch with UPVC front door.

Kitchen

10'2" x 6'11" (3.10m x 2.11m)

Double glazed window to front, fitted kitchen with a range of wall and base units.

Lounge

13'1" x 13'0" (3.98m x 3.96m)

Double glazed window and patio door to rear, spacious living room with feature fireplace and carpet.

Lean-to

3'1" x 8'8" (0.95m x 2.64m)

Double glazed windows to rear and sliding door with access to the enclosed garden.

Bedroom 1

13'6" x 9'3" (4.11m x 2.83m)

Double glazed window to front, spacious double room with two built in storage cupboards and carpet.

Bedroom 2

10'0" x 6'11" (3.04m x 2.11m)

Double glazed window to rear, double room with carpet.

Bathroom

6'8" x 5'8" (2.02m x 1.73m)

Double glazed window to rear with privacy glass, white suite incorporating a bath with electric shower over, W/C and hand wash basin.

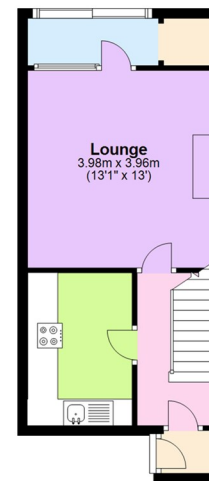
Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

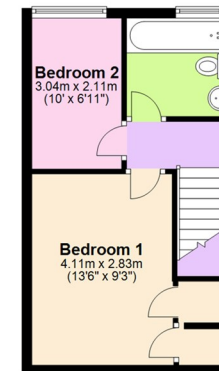
Viewings

Viewings are strictly by appointment only via Archer Bassett.

Ground Floor
Approx. 33.6 sq. metres (361.4 sq. feet)

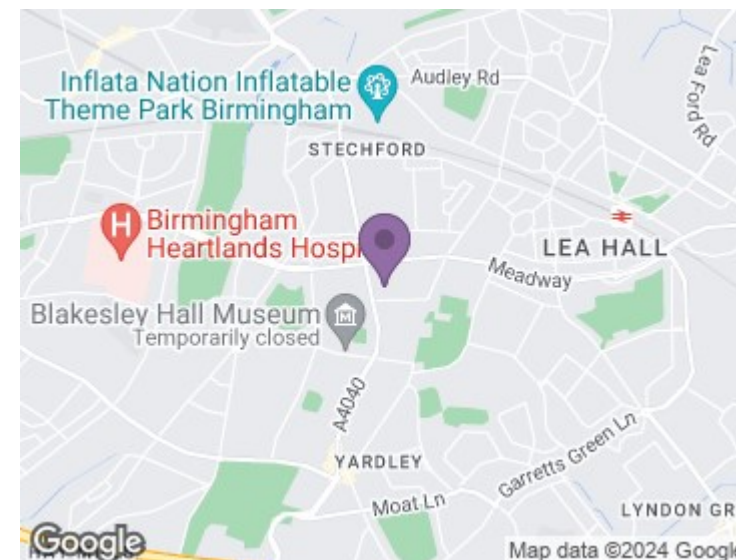


First Floor
Approx. 28.9 sq. metres (310.9 sq. feet)



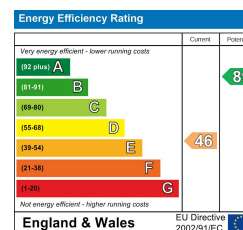
Total area: approx. 62.5 sq. metres (672.3 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk