



Pype Hayes Road,
Birmingham, B24 0LR

£240,000

Pype Hayes

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Presented in fabulous condition, sold with the security of no onward chain, and boasting a garden studio, this stunning property is situated in the popular residential location of Pype Hayes and is the perfect purchase for a first-time buyer or investor!

Fronted by a private driveway for two vehicles, the property has a welcoming reception hall on entry with a convenient downstairs cloakroom to the right and a fitted kitchen to the left. The kitchen has been refurbished to a modern standard, benefitting from matching floor and wall storage units, attractive splash back tiles, integral oven and hob, with an overhead extractor. Winding through, there is a spacious lounge dining room with contemporary hard flooring and double doors onto the patio with views of the rear garden. Upstairs comprises two superb double bedrooms, one of which benefits from a storage cupboard, and both are serviced by their own individual en suite bathrooms! A rare and convenient find indeed.

The private rear garden is part patio for al fresco dining and part laid to lawn. There's wholesome picket fencing for a quaint feel, and the outdoor space is generously complimented by a garden studio - the perfect work-from-home studio or garden room for warm Summer evenings.

Bursting with features, primely located, and all packaged in a wonderfully contemporary finish - this semi-detached family home simply must not be missed!





Property Specification

FABULOUS LOCATION
SOLD WITH NO ONWARD CHAIN
MODERN FINISH
DRIVEWAY PARKING FOR TWO VEHICLES
FITTED KITCHEN

Kitchen 3.50m (11'6") x 2.00m (6'7")

Lounge/Dining Room 6.00m (19'8") x 4.20m (13'9")

WC 1.70m (5'7") x 1.00m (3'3")

Bedroom 1 4.20m (13'9") x 2.87m (9'5")

En-suite 2.01m (6'7") x 1.90m (6'3")

Bedroom 2 3.90m (12'10") x 2.60m (8'6")

En-suite 2.00m (6'7") x 1.90m (6'3")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 21st August 2024

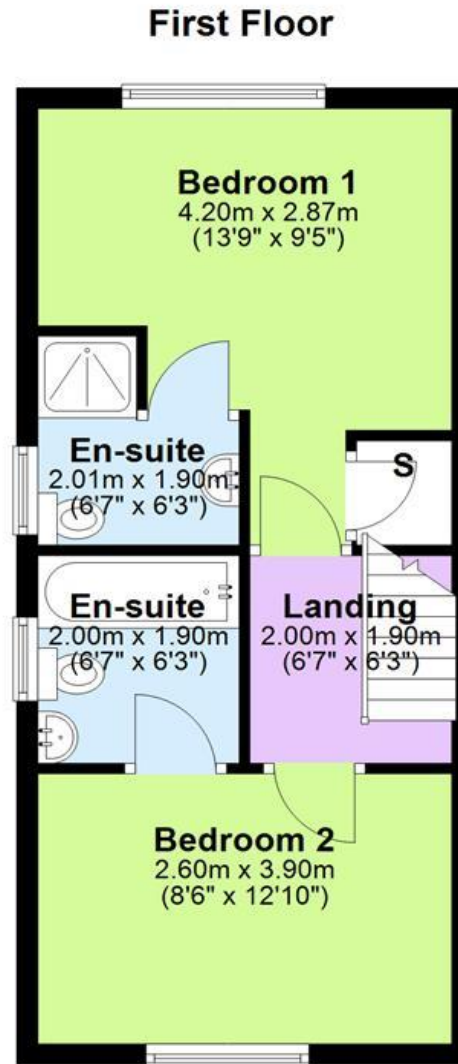
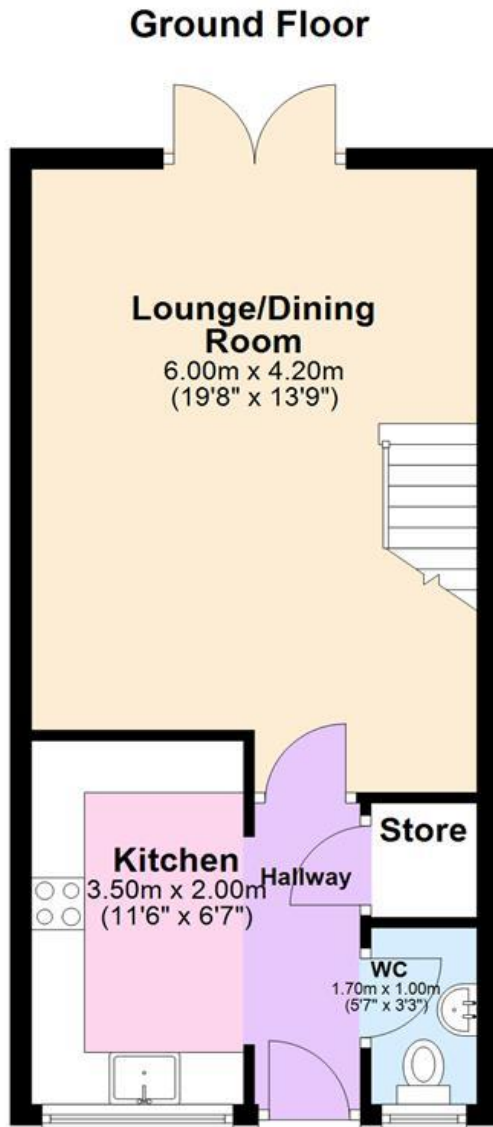
Viewer's Note:

Services connected: Electricity, gas, water & drainage
Council tax band: B

Tenure: Leasehold 102 years remaining
Ground Rent: £120 per annum

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

