



## Prince of Wales Lane Yardley Wood, Birmingham

- A Beautifully Presented Two Bedroom Period Cottage
- Re-Fitted Kitchen/Diner & Re-Fitted Shower Room
- Landscaped East Facing Rear Garden
- Sympathetically Modernised Throughout

**Offers Over £215,000**

Current EPC Rating - C  
Current Council Tax Band - B



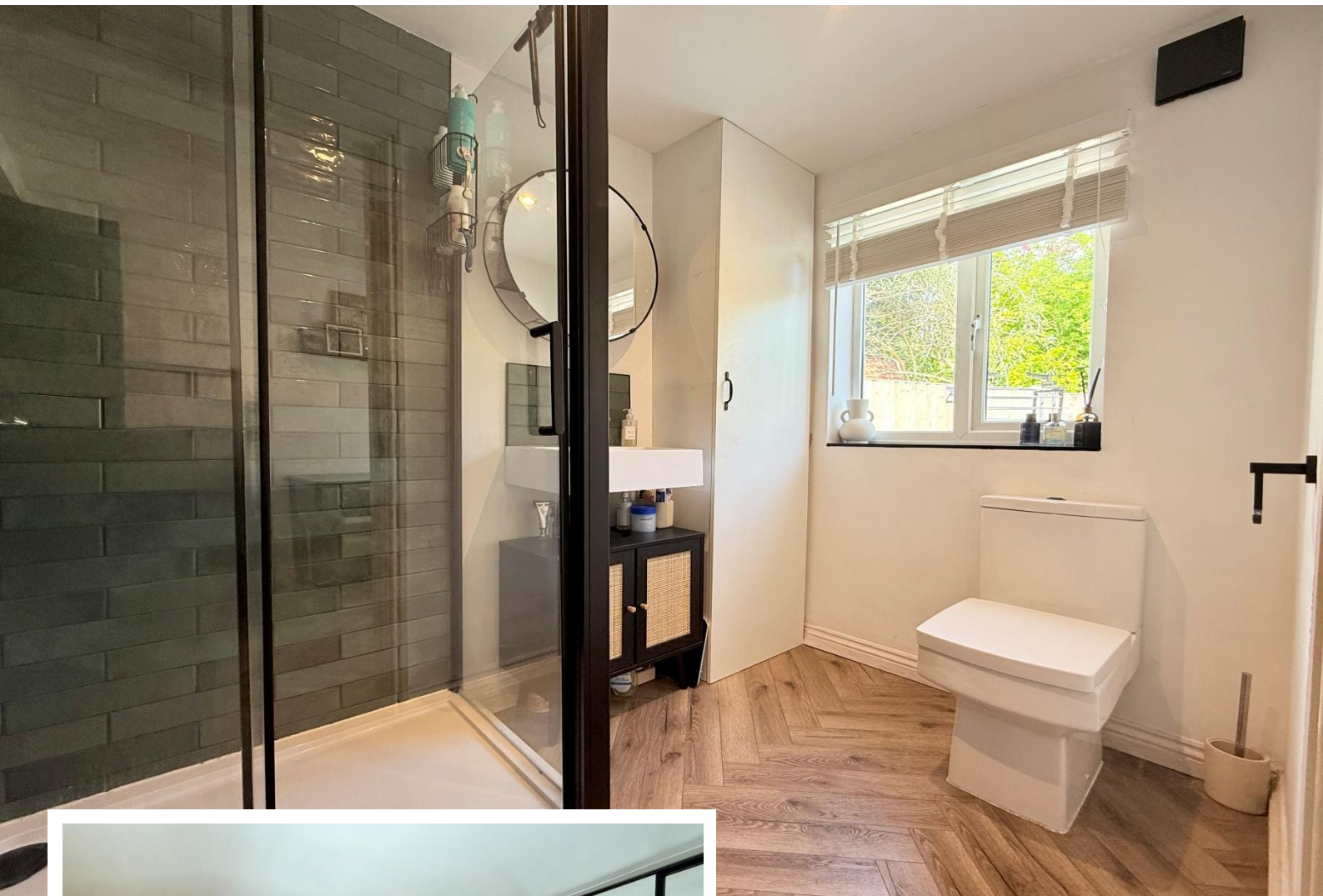




### Property Description

A beautifully presented and sympathetically modernised mid-terrace cottage situated in a most convenient location and benefiting from accommodation comprising a re-fitted kitchen/diner, lounge, re-fitted ground floor shower room, two good size bedrooms and landscaped rear garden





## Rooms & Measurements

Lounge to Front 3.56m x 3.18m (11'8" x 10'5")

Re-Fitted Kitchen/Diner to Rear 4.9m max x 3.68m max (16'1" max x 12'1" max)

Re-Fitted Shower Room to Rear 2.49m x 1.57m (8'2" x 5'2")

Bedroom One to Front 3.4m x 3.1m (11'2" x 10'2")

Bedroom Two to Rear 2.87m x 2.13m (9'5" x 7'0")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B





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