



Cowley Road

Tyseley, Birmingham, B11 2JA

- A Well Presented Mid Terrace Property
- Two Double Bedrooms
- Breakfast Kitchen & Separate Utility Room
- No Upward Chain
- Landscaped South East Facing Rear Garden

£180,000

EPC Rating 67

Current Council Tax Band A





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to storm porch with hardwood front door leading through to

Lounge to Front

14' 8" x 13' 8" (4.47m x 4.17m) With double glazed window to front elevation, radiator, gas fire with contemporary surround, wall lighting, ceiling light point, wood effect flooring and doorway leading through to



Breakfast Kitchen to Rear

9' 5" x 15' 2" (2.87m x 4.62m) Being fitted with a range of high gloss Shaker style wall, drawer and base units with complementary granite effect work surfaces, composite sink and drainer unit with feature shower mixer tap, tiling to splashback areas, four ring ceramic hob with extractor over, inset electric oven, space and plumbing for dishwasher, space for fridge freezer, breakfast bar seating area, radiator, ceiling light points, double glazed windows to rear, UPVC double glazed door leading out to the South Easterly facing rear garden, stone effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage and door leading through to



Utility Room to Rear

9' 1" x 3' 8" (2.77m x 1.12m) With double glazed window to rear elevation, fitted base units, complimentary work surfaces, space and plumbing for washing machine, tiling to walls, ceiling light point, obscure double glazed window to rear and door leading into



Ground Floor Family Shower Room

4' 5" x 6' 8" (1.35m x 2.03m) Being fitted with a three piece white suite comprising; over-sized shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin with storage below, fitted mirrored vanity unit, extractor fan, complementary tiling to water prone areas and floor, ladder style radiator and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, loft access and doors leading off to





Bedroom One to Front

14' 8" x 11' 6" (4.47m x 3.51m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

Bedroom Two to Rear

11' 8" x 9' 0" (3.56m x 2.74m) With double glazed window to rear elevation, wood effect flooring, radiator, ceiling light point and door to over-stairs storage cupboard housing boiler

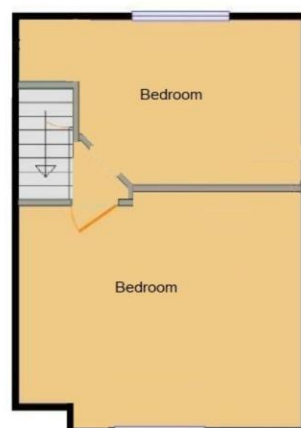
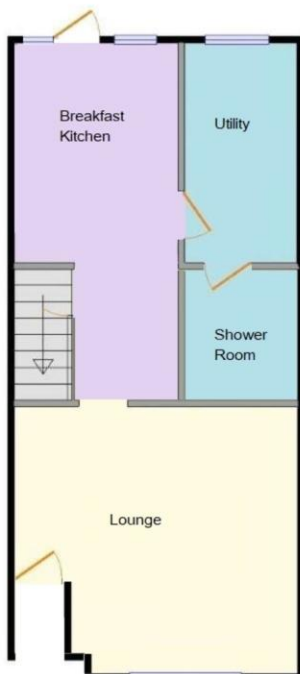


Landscaped South East Facing Rear Garden

Being landscaped for low maintenance with paved patio, paved pathway, further paved terrace to rear, lawned areas and fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - A



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		