

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Church Road, Birmingham | £160,000

**\*\* MID TERRACE HOUSE \*\* MAIN ROAD LOCATION \*\* TWO BEDROOMS \*\* TAKE A LOOK! \*\*  
UNEXPECTEDLY BACK ON THE MARKET! \***

**THIS TWO BEDROOM PROPERTY IS A PERFECT OPPORTUNITY IF YOU ARE A FIRST TIME BUYER  
OR LOOKING FOR AN INVESTMENT SITUATED CLOSE TO ALL LOCAL AMENITIES....SO DON'T  
MISS OUT!!**

**CALL OUR YARDLEY OFFICE FOR A VIEWING ON 0121-783-3422.**

**The property is accessed via a front garden with accommodation comprising: entrance porch,  
TWO RECEPTION ROOMS, kitchen, bathroom and rear garden all to the ground floor with TWO  
GENEROUS BEDROOMS to the first floor.**

**The property benefits from central heating and double glazing where specified.**

**Energy Performance Certificate: D**

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### Approach

The property is accessed via the public footpath and leading to:-

### Front Garden

A timber and brick walled perimeter with a pathway allowing access into the small garden area and leading to the enclosed, entrance porch.

### Entrance Porch

Double glazed windows and door to the front and side leading into an additional entrance door:-

### Lounge

14'0" into bay window x 10'11" (4.27m into bay window x 3.35m)

Double glazed bay window to the front and radiator. Wooden fire surround with decorative electric fire. A door to the rear leading into.

### Dining Room

10'11" x 10'11" (3.35m' x 3.35m)

Staircase leading to the first floor landing.

Double glazed window to the rear. Radiator. Under-stairs storage cupboard. Feature wooden fire surround with decorative electric fire.

### Kitchen

10'0" maximum x 6'0" (3.05m maximum x 1.83m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Gas cooker point. Plumbing for a washing machine. Wall mounted, central heating boiler. Part tiling to the walls. A door to the rear leading into the bathroom. Double glazed window and door to the side allowing access to the garden.

### Bathroom

Suite comprises of a panelled bath unit with tap shower over, pedestal wash basin and low level w.c. Part tiling to the walls. Double glazed window to the side.

### FIRST FLOOR

### Landing

With doors leading to first floor accommodation:-

### Bedroom One

12'3" x 11'1" (3.66m'0.91m" x 3.35m'0.30m")

Double glazed window to the front and radiator.

### Bedroom Two

11'1" x 11'11" (3.35m'0.30m" x 3.35m'3.35m")

Double glazed window to the rear and radiator. Storage cupboard and loft access.

### OUTSIDE

### Rear Garden

Timber fenced perimeter. A low maintenance rear garden.

