

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25
8UR
0121 783 3422
yardley@primeestatesuk.com



Lea Hall Road, Birmingham | Offers Over £170,000

* SEMI DETACHED HOUSE * THREE GENEROUS BEDROOMS * CLOSE TO AMENITIES- (UNABLE TO CREATE DRIVEWAY DUE TO LOCATION) * IDEAL FIRST TIME BUYER PROPERTY ** 360 VIRTUAL TOUR AVAILABLE!

A LOVELY FAMILY HOME WITH LOTS OF POTENTIAL!...PERFECT FOR TAKING A STEP ONTO THE PROPERTY LADDER...

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING TODAY!

Accessed via a front garden, the accommodation comprises: entrance, hallway, LOUNGE, KITCHEN, BATHROOM, SEPARATE W.C and REAR GARDEN on the ground floor with THREE GENEROUS BEDROOMS on the first floor. The property benefits from central heating and double glazing, both where specified

Energy Performance Certificate: D

www.primeestatesuk.com

* SEMI DETACHED HOUSE * THREE GENEROUS BEDROOMS * CLOSE TO AMENITIES- (UNABLE TO CREATE DRIVEWAY DUE TO LOCATION) * IDEAL FIRST TIME BUYER PROPERTY ** 360 VIRTUAL TOUR AVAILABLE!

A LOVELY FAMILY HOME WITH LOTS OF POTENTIAL!...PERFECT FOR TAKING A STEP ONTO THE PROPERTY LADDER...

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING TODAY!

Accessed via a front garden, the accommodation comprises: entrance, hallway, LOUNGE, KITCHEN, BATHROOM , SEPARATE W.C and REAR GARDEN on the ground floor with THREE GENEROUS BEDROOMS on the first floor. The property benefits from central heating and double glazing, both where specified

Energy Performance Certificate: D

APPROACH

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

Front Garden

A pathway with steps leading to the front garden area, which is mainly paved with a timber fenced perimeter to the front and side and leading to a double glazed entrance door.

Entrance Hallway

Staircase to the first floor, landing. Radiator. Obscure double glazed window to the side. Wood effect flooring. A door leading to the ground floor accommodation:-

Lounge

14'3" x 12'1" (4.34m x 3.68m)

Double glazed window to the front and radiator. Decorative electric fire and surround. Wood effect flooring. Under stairs storage cupboard. A door to the rear leading into the kitchen.

Kitchen

11'1" x 9'8" (3.38m x 2.95m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer including a mixer tap over. Electric cooker point. Plumbing for a washing machine. Radiator. Part tiling to the walls. Wood effect flooring. Double

glazed windows and door to the rear giving access to the garden. Bi-fold door leading into the bathroom.

Bathroom

Suite comprises of a panelled bath unit with a boiler fed, shower over and vanity wash basin. Heated towel rail. Tiling to the walls and flooring. Ceiling spotlights. Obscure window to the rear.

Separate W.C

Low-level WC. Tiling to the walls and flooring. Obscure double glazed window to the rear.

FIRST FLOOR

Landing

Ceiling loft hatch. Double glazed window to the side. Door is giving access to first floor accommodation:-

Bedroom One

13'3" x 10'1" (4.04m x 3.07m)

Double glazed windows to the front and radiator. Storage cupboard.

Bedroom Two

11'0" x 9'5" (3.35m x 2.87m)

Double glazed window to the rear and radiator.

Bedroom Three

7'11" x 7'9" (2.41m x 2.36m)

Double glazed window to the rear and radiator. Wood effect flooring.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with paved areas and border shrubbery. Timber storage shed. Outside tap point.

