

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Emily Road, South Yardley, Birmingham, West Midlands, B26 1BY

£230,000



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**Emily Road, South Yardley,
Birmingham, West Midlands, B26
1BY**

- Mid Terrace House
- Extended Family Property
- Three Generous Bedrooms
- Internal Viewing Essential
- Two Reception Rooms
- Modern Extended Kitchen
- Utility Room
- First Floor Shower Room
- Rear Garden
- Energy Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band = B

* MID TERRACE HOUSE ** THREE
GENEROUS BEDROOMS ** EXTENDED
FAMILY KITCHEN ** VIRTUAL TOUR
AVAILABLE **

THIS IS A DECEPTIVELY SPACIOUS
FAMILY HOME AND READY TO MOVE
STRAIGHT INTO!! The current owners have
fully renovated the property which offers
plenty of living space!

CALL OUR YARDLEY OFFICE ON 0121-783-
3422 BEFORE IT IS SOLD !!

This MID TERRACE HOUSE is situated in a
popular location for local amenities,
schools and transport links..

Accessed via a front garden area with a
pathway and leading to the entrance
door, the accommodation comprises of:-
entrance hallway, TWO RECEPTION
ROOMS, MODERN FAMILY KITCHEN
WITH APPLIANCES INCLUDED, Utility
Room and rear garden on the ground
floor with TWO GENEROUS BEDROOMS
and RE-FITTED SHOWER ROOM to the
first floor. The THIRD BEDROOM is
accessed via a fixed staircase from the
first floor.

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

Energy Rating D

Approach

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

Front Garden

A small paved garden area with a brick
wall to the front leading to the double
glazed entrance door.

Entrance Hallway

Additional internal entrance door and
radiator leading into.

Dining Room

**20'3" into bay x 12'7" (6.17m" into bay x
3.84m")**

Double glazed window to the front and
radiator. Wood effect flooring. Staircase
with feature base lights leading to the first
floor.

Lounge

**12'3" x 10'5" (3.66m'0.91m" x
3.05m'1.52m")**

Double glazed window to the rear with
wood effect flooring. Sliding door to the
rear leading into the family kitchen

Family Kitchen

17'11" x 7'3" (5.18m'3.35m" x 2.13m'0.91m")
A range of wall and base units with work
services over incorporating a sink and
drainer unit with mixer tap over.

Appliances include an electric induction oven and separate double oven and integrated dish washer. Wall mounted central heating boiler. Radiator. Double glazed bay window and additional double glazed window to the side. Wood effect flooring. Ceiling spotlights.

Utility Room

9'3" x 8'5" (2.74m'0.91m" x 2.44m'1.52m")

A range of wall and base units with work services over. Plumbing for a washing machine. Wood effect flooring. Double glazed French doors to the rear allowing access to the garden.

FIRST FLOOR

Landing

Wood effect flooring. Doors giving access to first floor accommodation. Ceiling spotlights. Additional fixed staircase leading to the third bedroom (loft space).

Bedroom One

12'7" x 10'7" (3.66m'2.13m" x 3.05m'2.13m")

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

Bedroom Two

11'3" x 9'8" (3.35m'0.91m" x 2.74m'2.44m")

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

Family Shower Room

Suite comprises of a walk in shower cubicle with a boiler fed shower over, wall mounted wash basin with storage underneath and low flush WC. Tiling to the walls. Heated towel rail. Double glazed window to the rear. Ceiling spotlights.

SECOND FLOOR

Bedroom Three

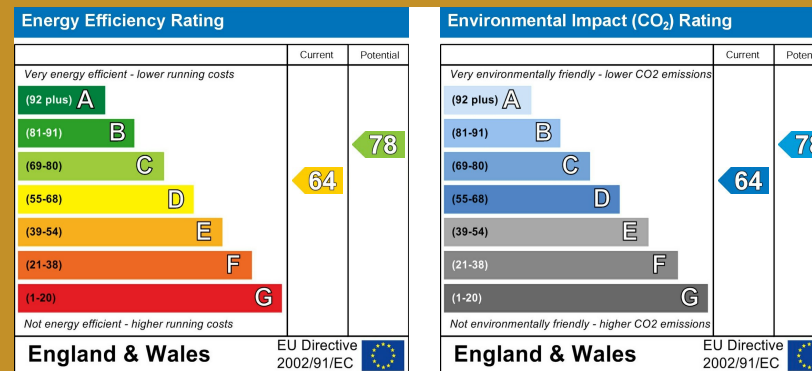
18'5" x 12'1" (5.49m'1.52m" x 3.66m'0.30m")

Double glazed skylight window to the front and double glazed window to the rear. Radiators. Wood effect flooring. Ceiling spotlights.

OUTSIDE

Rear Garden

Timber fence perimeter with a paved patio area. Storage shed with double glazed doors.





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