

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rockingham Road, Yardley, Birmingham, West Midlands, B25 8RG

£270,000



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**Rockingham Road, Yardley,
Birmingham, West Midlands, B25
8RG**

- Semi Detached House
- Three Bedrooms
- Popular Location
- Extended Kitchen/Dining Area
- Driveway & Rear Garage
- Requires Modernisation
- No Upward Chain
- First Floor Shower Room & Guest W.C
- Rear Garden
- Energy Rating E

EPC Rating

Current: E
Potential: C

Council tax band

Band = C

* SEMI DETACHED HOME * THREE BEDROOMS * EXTENDED KITCHEN/DINING AREA ** POPULAR LOCATION * NO UPWARD CHAIN!! 360 VIRTUAL TOUR AVAILABLE !!

THIS EXTENDED SEMI DETACHED PROPERTY WILL REQUIRE MODERNISATION HOWEVER HOWEVER... IDEAL FOR ANY GROWING FAMILY! ...SITUATED IN A POPULAR LOCATION & CLOSE TO ALL LOCAL AMENITIES...

CALL OUR YARDLEY OFFICE FOR A VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!!

The property is accessed via a dropped kerb with a DRIVEWAY providing off road parking for your vehicles along with a rear GARAGE with accommodation comprising of:- enclosed entrance porch, hallway, OPEN PLAN LOUNGE, EXTENDED FAMILY KITCHEN/DINING AREA, GUEST W.C and PRIVATE REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS, Shower Room and separate W.C.

The property benefits from central heating and double glazing where specified and is offered with NO UPWARD CHAIN!!

Energy Performance Certificate : E

APPROACH

The property is accessed via a dropped kerb and leading to:-

Driveway/Front Garden

A driveway providing parking for two vehicles with a small garden area and open borders with neighbouring property to each side. There is a block paved driveway between allowing access to the rear garage.

Enclosed Entrance Porch

Double glazed entrance doors allowing access to an additional entrance door into:-

Entrance Hallway

Staircase to first floor landing. Radiator. Under stairs storage cupboard. Doors giving access to the ground floor accommodation:-

Open Plan Lounge

27'4" into bay window x 11'5" (8.33m into bay window x 3.48m)

Double glazed bay window to the front and radiators. Wooden fire surround with gas fire and tiled inset and hearth. Double glazed window to the rear.

Extended Kitchen/Dining Area

21'5" x 6'7" maximum (6.53m x 2.01m maximum)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Electric cooker point with extractor canopy over. Part tiling to the walls. Double glazed windows to the side and rear. A door leading into the separate W.C. Plumbing for a washing machine. Double glazed door to the side allowing access to the garden.

Separate W.C

Suite comprises of a wash basin and low flush W.C. Part tiling to the walls. Obscure double glazed window to the side.

FIRST FLOOR

Landing

Double glazed window to the side, ceiling loft access hatch. Doors leading to the first floor accommodation:-

Bedroom One

15'4" into bay window x 10'10" (4.67m into bay window x 3.30m)

Double glazed bay window to the front and radiator.

Bedroom Two

11'11" x 10'10" (3.63m x 3.30m)

Double glazed window to the rear and radiator.

Bedroom Three

8'9" x 6'8" (2.67m x 2.03m)

Double glazed window to the front and radiator.

Shower Room

Suite comprises of a walk in shower cubicle with an electric shower over and wash basin.

Separate W.C

With a low flush W.C. Tiling to the walls and an obscured double glazed window to the side.

OUTSIDE

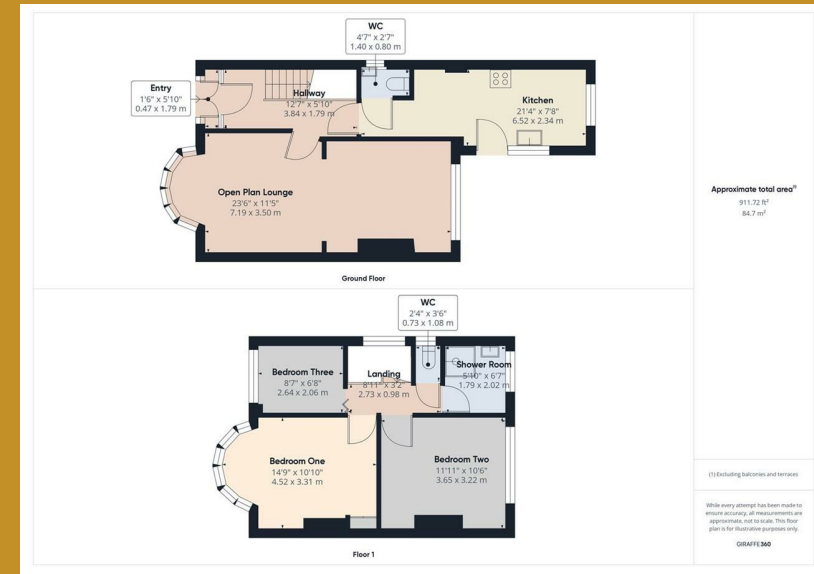
Rear Garden

Timber fenced perimeter with a side gate giving access to/from the front of the property. Wooden decked, patio area and lawn. Border shrubbery.

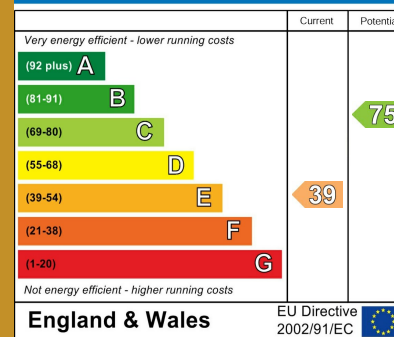
Garage

14'0" x 11'0" approx (4.27m x 3.35m approx)

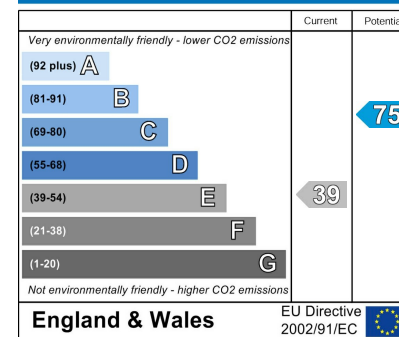
With metal up and over door to the front..



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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