

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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



Sunnymead Road, Birmingham | £265,000

* SEMI DETACHED HOUSE * EXTENDED KITCHEN * THREE BEDROOMS * LARGE GARDEN **
NO UPWARD CHAIN! ** ONLINE 360 VIEWING AVAILABLE !! UNEXPECTEDLY BACK ON MARKET!!

THIS IS AN EXTENDED, LARGER STYLE, PROPERTY, situated in a quiet, popular location-it will require MODERNISATION but has SO MUCH POTENTIAL!!
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 IT WON'T BE AVAILABLE FOR LONG!
The property is approached via a dropped kerb with a front garden & DRIVEWAY providing off road parking for two vehicles with accommodation comprising of . entrance porch, hallway, TWO RECEPTION ROOMS, EXTENDED KITCHEN, Rear lobby, guest W.C, storage/utility area and FAMILY REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS and a family bathroom. The property benefits from central heating, double glazing where specified and is offered with NO UPWARD CHAIN!
Energy Performance Certificate D

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APPROACH

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

Driveway/Front Garden

A driveway providing parking for your vehicle with a brick wall to the front with a front garden area and leading to a double glazed, entrance porch.

Entrance Porch

Double glazed doors allowing access to a further entrance door into:-

Hallway

Stairs to first floor landing. Radiator. Doors leading to ground floor accommodation:-

Dining Room

12'0" x 10'11" (3.66m' x 3.33m")

Double glazed bay window to the front and radiator. Sliding doors to the rear leading into the lounge.

Extended Lounge

20'8" x 9'1" (6.30m' x 2.74m'0.30m")

Brick fireplace with decorative gas fire. Radiator. Double glazed sliding doors to the rear allowing access to the garden.

Family Kitchen

15'1" x 10'3" (4.57m'0.30m" x 3.05m'0.91m")

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer with mixer tap over. Appliances include an electric double oven, gas hob and extractor canopy over.

Plumbing for a dish washer. Tiling to the walls. Radiator. Double glazed window to the rear. Door to the side allowing access to the side of the property and enclosed passageway.

Enclosed Passageway

With a door to the front and rear allowing access to:-

Storage Area/Utility

18'4" x 6'3" (5.49m'1.22m" x 1.83m'0.91m")

A metal up and over door to the front. Plumbing for a washing machine. Power and lighting.

Rear Lobby

7'9" x 6'4" (2.13m'2.74m" x 1.83m'1.22m")

A door leading into the guest W.C. Double glazed sliding doors to the side giving additional access to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

12'6" x 7'8" to wardrobes (3.66m'1.83m" x 2.13m'2.44m" to wardrobes)

Double glazed bay window to the front and radiator. Fitted wardrobes and storage units.

Bedroom Two

14'2" x 8'4" to wardrobes (4.27m'0.61m" x 2.44m'1.22m" to wardrobes)

Double glazed window to the rear and radiator. Fitted wardrobes and storage units.

Bedroom Three

7'0" x 6'0" (2.13m'0.00m" x 1.83m'0.00m")

Double glazed window to the front and radiator.

Family Bathroom

Suite comprises of a corner, jacuzzi bath unit with pedestal wash basin, bidet and low flush W.C. Radiator. Tiling to the walls. Double glazed windows to rear and side.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side gate giving access to/from the side of the property. A mature rear garden with lawn, patio, pathway and border shrubbery. Greenhouse and storage shed.

