

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Church Road, Birmingham | £395,000

* FABULOUS FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN OLD YARDLEY VILLAGE ** THREE BEDROOMS * THREE RECEPTIONS *

YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!

This **GRADE II LISTED, LINK DETACHED HOUSE** is FULL OF CHARACTER WITH ORIGINAL FEATURES, although the current owners have created a contemporary look but don't take my word for it...

CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422

The property is situated via a restricted walkway, opposite St Edburgha's Church, providing a lovely outlook from the front door and surrounding area. There is parking available either side of the property.

Accessed via a front garden leading to the front door, the property comprises of: front reception room, family kitchen, rear reception room and lounge with a beautiful, family sized garden on the ground floor with **THREE BEDROOMS**, family bathroom and Shower room to the first floor.

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

Energy Rating D

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Approach

The property is accessed via a restricted footpath with parking available either side and a gate leading into:-

Front Garden

A front garden area with border shrubbery, artificial lawn and path leading to the entrance door.

Front Reception Room

13'3" x 12'11" (4.04m x 3.94m)

Single glazed window to the front and radiator. Feature open fireplace with marble/stone surround and hearth. Tiling to the floor area. Feature ceiling beams and lighting. Modern style, sliding, barn doors leading into the kitchen and further door to the rear.

Modern Kitchen

14'0" x 9'10" (4.27m x 3.00m)

A range of wall and base units with work surfaces over incorporating a Belfast sink unit with mixer tap over. Gas cooker point with canopy over and integrated microwave. Feature ceiling beams and tiling to the floor area. Single glazed window to the front. Part tiling to the walls.

Rear Reception Room

13'2" x 13'1" including stairway (4.01m x 3.99m including stairway)

Staircase leading to the first floor landing. Feature

brick, inglenook fireplace with log burner and tiled hearth. Under stairs storage cupboard. Wooden flooring. Feature ceiling beams and lighting. Doorways leading into the lounge. Double glazed window to the rear and door giving access to the garden.

Lounge

13'8" x 9'4" (4.17m x 2.84m)

Radiator. Feature wooden flooring. Double glazed windows and French doors to the rear giving additional access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Doors giving access to 1st floor accommodation:-

Bedroom One

13'6" x 12'7" (4.11m x 3.84m)

Single glazed window to the front and radiator. Storage cupboards.

Bedroom Two

13'2" x 9'11" (4.01m x 3.02m)

Single glazed window to the front and radiator.

Bedroom Three

9'5" x 9'1" (2.87m x 2.77m)

Double glazed window to the rear and radiator.

Family Bathroom

13'4" x 9'2" (4.06m x 2.79m)

Suite comprises of a freestanding bath with shower attachment over, pedestal wash basin and low flush WC. Part tiling to the walls. Radiator. Obscure double glazed window to the rear.

Shower Room

A shower cubicle with a boiler fed shower over. Heated towel rail. Tiling to the walls and flooring.

OUTSIDE

Landscaped Rear Garden

Brick and timber fenced perimeter with door to the side, giving additional access via the workshop to/from the front of the property. The rear garden is mainly laid to lawn with a block paved patio area, mature border shrubbery and trees. Wooden Arbor and timber storage shed. Feature well.

Workshop

27'0" x 7'3" tapering (8.23m x 2.21m tapering)

Door to the front. Wall mounted central heating boiler. Window to the rear. Plumbing for a washing machine.

Ground Floor

- Living Room: 13'7" x 9'5" (3.97 x 2.89m)
- Dining Room: 12'2" x 12'8" (4.04 x 3.87m)
- Living Room: 13'0" x 13'2" (4.01 x 4.05m)
- Kitchen: 14'1" x 9'6" (4.08 x 2.99m)

Floor 1

- Bedroom: 11'6" x 9'9" (2.78 x 2.91m)
- Bedroom: 10'6" x 12'7" (3.23 x 3.84m)
- Bedroom: 13'2" x 9'11" (4.01 x 3.02m)
- Bedroom: 13'2" x 9'11" (4.01 x 3.02m)
- Bathroom: 5'6" x 9'2" (1.68 x 2.79m)
- Bathroom: 8'4" x 5'9" (2.54 x 1.68m)
- Landing: 3'0" x 10'2" (1.02 x 3.18m)

Approximate total area**

1148.50 sq ft
106.64 m²

Reduced Footprint

4.16 sq ft
0.39 m²

** Excluding balconies and terraces.

□ Reduced Footprint (Open Space/20%)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for residential purposes only.

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