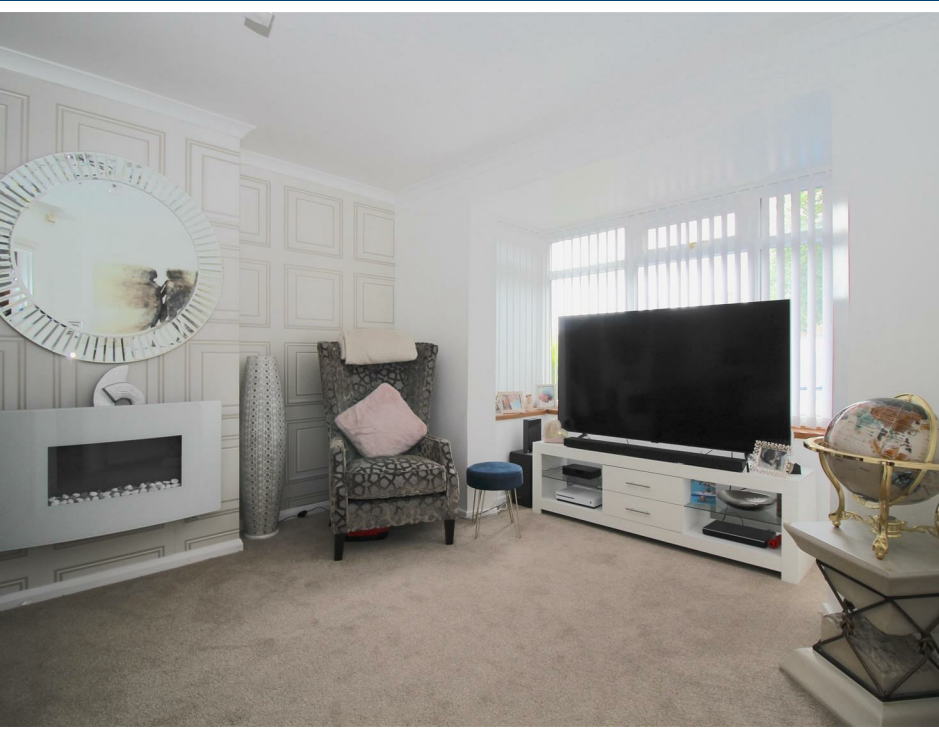


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* MID TERRACE HOUSE * THREE GENEROUS BEDROOMS * POPULAR LOCATION *
DRIVEWAY* 360 VIRTUAL TOUR AVAILABLE **

A WELL PRESENTED, MID TERRACE HOUSE-A GREAT FAMILY HOME!

The property is accessed via a DRIVEWAY providing parking for your vehicle with accommodation comprising enclosed entrance, hallway, front reception room, OPEN PLAN LOUNGE WITH EXTENDED KITCHEN, sun lounge & separate W.C and family rear garden all to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and FAMILY BATHROOM

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

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

Energy Performance Certificate: D

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APPROACH

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

Driveway

A block paved driveway with a brick wall to either side and leading to a double glazed entrance door.

Entrance Hallway

With additional entrance door into the hallway. Staircase to the first floor landing. Radiator. Wood effect flooring. Doors leading to ground floor accommodation:-

Front Reception Room

15'7" into bay x 11'8" (4.75m into bay x 3.56m) Double glazed bay window to the front and radiator. Wall mounted, decorative electric fire.

Open Plan Lounge & Extended Kitchen

14'5" maximum x 13'11" x 10'9" minimum (4.39m maximum x 4.24m x 3.28m minimum) Single glazed window to the rear. Wall mounted, decorative electric fire. Radiator. Storage cupboard. The kitchen area comprises of wall and base units with work surfaces over

incorporating a stainless steel, sink and drain drainer with mixer tap over. Part tiling to the walls.. Gas cooker point with extractor canopy over. Plumbing for the washing machine, double glazed window to the rear and side with a door allowing access to the sun lounge.

Sun Lounge

8'4" x 6'9" (2.54m x 2.06m)

Radiator. Double glazed window and door to the rear allowing access to the garden. Separate WC area with a low flush WC and additional double glazed window to the rear.

FIRST FLOOR

Landing

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

Bedroom One

12'0" x 9'4" (3.66m x 2.84m)

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

Bedroom Two

13'6" x 9'5" (4.11m x 2.87m)

Double glazed window to the rear and radiator.

Bedroom Three

9'1" x 7'4" (2.77m x 2.24m)

Double glazed window to the front and radiator. Fitted wardrobe and storage unit.

Family Bathroom

Suite comprises of a panelled bath unit with a boiler fed, shower over, wash basin with storage underneath and low flush WC. Tiling to the walls. Wood effect flooring. Radiator. Airing cupboard. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter with rear gate access. The rear garden is mainly laid to lawn with mature border shrubbery and paved patio area. Timber storage shed.

