

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Church Road, Yardley, Birmingham, West Midlands, B25 8UT

£210,000



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**Church Road, Yardley,
Birmingham, West Midlands, B25
8UT**

- Mid Terrace House
- Two Generous Bedrooms
- Extended To Rear
- Three Reception Rooms
- Modern Kitchen
- Internal Viewing Essential
- First floor Extended Bathroom
- No Upward Chain
- Family Rear garden
- Energy Performance Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = B

* MID TERRACE HOUSE * EXTENDED TO REAR * INTERNAL VIEWING ESSENTIAL! * CLOSE TO LOCAL AMENITIES * 360 VIRTUAL TOUR AVAILABLE *

This FABULOUS WELL PRESENTED, mid terrace property, has to be viewed to appreciate the standard and quality of this LOVELY HOME!.... Therefore what are you waiting for! CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING. The property is accessed via a front garden area and leading to a double glazed, entrance door. The property comprises, entrance hallway, FRONT RECEPTION ROOM, LOUNGE, KITCHEN & ADDITIONAL REAR RECEPTION ROOM and FAMILY REAR GARDEN to the ground floor. To the first floor there are TWO GENEROUS BEDROOMS and EXTENDED FAMILY BATHROOM. The property benefits from central heating and double glazing both where specified and is offered with NO UPWARD CHAIN! Energy Performance Rating D

APPROACH

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

Front Garden

A timber and brick walled perimeter with a pathway allowing access into the small garden area and leading to a double glazed, entrance door.

Entrance Hallway

Radiator. Doors giving access to the ground floor accommodation:-

Front Reception Room

13'9" into bay window x 10'3" (4.19m into bay window x 3.12m)

Double glazed bay window to the front and radiator.

Lounge

15'1" x 13'7" (4.60m x 4.14m)

Double glazed window to the rear and radiator. Staircase to first floor landing. Doorway leading leading into the kitchen.

Family Kitchen

13'7" x 7'2" (4.14m x 2.18m)

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

and fridge. Plumbing for a washing machine. Radiator. Ceiling spotlights. Double glazed window to the side. Wood effect flooring.

Rear Reception Room

12'7" x 6'10" (3.84m x 2.08m)

Double glazed window to the side and radiator. Tiling to the floor area. Double glazed French doors allowing access to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

13'7" x 12'2" (4.14m x 3.71m)

Double glazed windows to the front and radiator.

Bedroom Two

12'1" x 10'7" (3.68m x 3.23m)

Double glazed window to the rear and radiator. Storage cupboard.

Extended Family Bathroom

12'3" x 7'1" (3.73m x 2.16m)

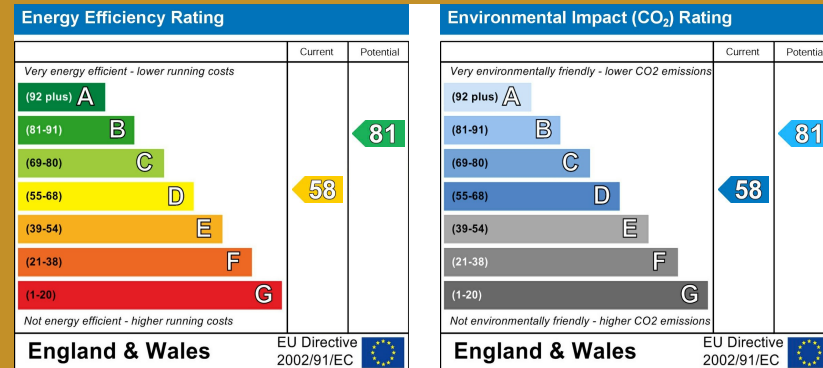
Suite comprises of a shower cubicle

with electric shower over, panelled bath unit, wash hand basin with with storage beneath and low flush WC. Airing cupboard. Radiator. Tiling to the floor and walls. Ceiling spotlights. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

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





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