

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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



## The Lea, Birmingham | £190,000

\* IDEAL FIRST TIME BUYER/INVESTOR PROPERTY \* THREE BEDROOMS \* NO UPWARD CHAIN! \*\*

STILL LOOKING FOR YOUR FIRST HOME OR FOR INVESTMENT PURPOSES?- THIS PROPERTY WILL BE IDEAL!

Call our YARDLEY OFFICE ON 0121-783-3422 before it is SOLD!!

Accessed via a walkway and a front garden this END OF TERRACE PROPERTY consists of: entrance, Open Plan hallway, lounge, kitchen and private rear garden to the ground floor with THREE GENEROUS BEDROOMS and Bathroom to the first floor. The property benefits from central heating and double glazing both where specified and is offered with NO UPWARD CHAIN!

Energy Performance Certificate: D

[www.primeestatesuk.com](http://www.primeestatesuk.com)

\* IDEAL FIRST TIME BUYER/INVESTOR PROPERTY \* THREE BEDROOMS \* NO UPWARD CHAIN! \*\*

STILL LOOKING FOR YOUR FIRST HOME OR FOR INVESTMENT PURPOSES?- THIS PROPERTY WILL BE IDEAL!

Call our YARDLEY OFFICE ON 0121-783-3422 before it is SOLD!!

Accessed via a walkway and a front garden this END OF TERRACE PROPERTY consists of: entrance, Open Plan hallway, lounge, kitchen and private rear garden to the ground floor with THREE GENEROUS BEDROOMS and Bathroom to the first floor. The property benefits from central heating and double glazing both where specified and is offered with NO UPWARD CHAIN!

Energy Performance Certificate: D

### APPROACH

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

### Front Garden

The property is set behind a front garden which is mainly laid to lawn with pathway leading to a double glazed entrance door with an open canopied porch leading to:-

### Entrance Reception Hallway

An open plan entrance hallway with a staircase leading to the first floor landing. Radiator. Storage cupboard.

### Lounge

20'7" x 9'9" (6.27m x 2.97m)

Double glazed bow window to the front. Decorative inset fireplace with "living flame" gas fire. Radiator. Double glazed sliding doors to the rear.

### Kitchen

11'6" x 8'10" (3.51m x 2.69m)

A range of wall mounted and floor standing base units with tiled work surfaces over incorporating a stainless steel effect, sink and drainer with taps over. Gas cooker point with

extractor canopy over. plumbing for a washing machine , radiator, double glazed window to the rear, partly tiled walls and ceramic flooring. Double glazed door to the rear allowing access to the garden.

### FIRST FLOOR

#### Landing

Ceiling loft hatch. Doors leading to the first floor accommodation:-

#### Bedroom One

11'10" x 10'4" (3.61m x 3.15m)

Double glazed window to the front, radiator, Fitted wardrobe.

#### Bedroom Two

11'6" x 6'0" (3.51m x 1.83m)

Double glazed window to the front and radiator. Wood effect flooring.

#### Bedroom Three

9'10" x 7'5" (3.00m x 2.26m)

Double glazed window to the rear and radiator. Wood effect flooring

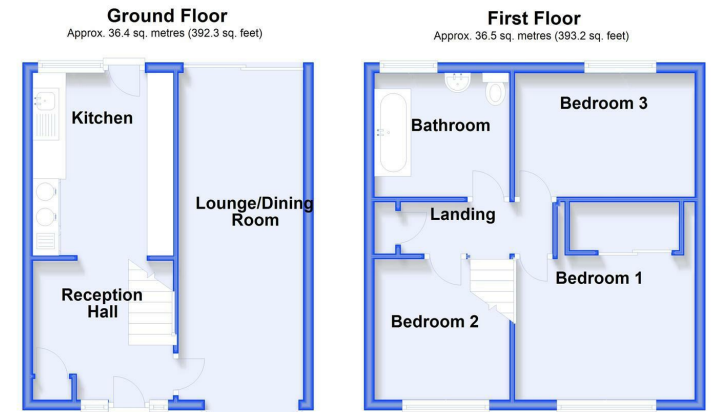
#### Family Bathroom

Suite comprises of a free standing bath unit with tap shower, pedestal wash basin and low flush w.c. Heated towel rail. Tiling to the walls and ceiling. Double glazed window to the rear.

### OUTSIDE

#### Rear Garden

Brick walled perimeter with rear gate access. The garden has artificial lawn and paved patio area. Border shrubbery.



Total area: approx. 73.0 sq. metres (785.5 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|   |   | 65                      | 81        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
|   |   | 65                      | 81        |
| England & Wales   |   | EU Directive 2002/91/EC |           |