

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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



## Deakins Road, Birmingham | £190,000

MID TERRACE HOUSE \*\* THREE BEDROOMS \*\* DRIVEWAY \*\* NO UPWARD CHAIN! \*\*

A FAMILY HOME SITUATED IN A POPULAR LOCATION and OFFERING NO UPWARD CHAIN! DO NOT TO MISS OUT ON THIS! CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING. Accessed via a dropped kerb and leading to a DRIVEWAY providing parking for your vehicle and leading to a double glazed entrance door, the accommodation briefly comprises: entrance, TWO RECEPTION ROOMS, KITCHEN and REAR GARDEN to the ground floor with THREE BEDROOMS and bathroom to the first floor.

The property benefits from central heating, double glazing where specified and is offered with NO UPWARD CHAIN!

Energy Performance Rating D

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### APPROACH

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

### Driveway

A paved driveway providing parking for your vehicle with brick walls to either side and leading to:-

### Entrance

A double glazed entrance door leading into.

### Front Reception Room

14'5" into bay window x 11'5" (4.27m'1.52m" into bay window x 3.35m'1.52m")

Double glazed bay window to the front and radiator. Wood fire surround with tiled inset and decorative gas fire.

### Rear Reception Room

11'4" x 11'3" (3.35m'1.22m" x 3.35m'0.91m")

Double glazed window to the rear and radiator. Door to staircase and first floor landing. Under stair storage cupboard.

### Family Kitchen

13'3" x 6'11" (3.96m'0.91m" x 1.83m'3.35m")

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath and extractor over. Part tiling to the walls. Wood effect flooring. Double window and door to the side allowing access to the rear garden.

### FIRST FLOOR

#### Landing

Loft access. Radiator. Doors leading to first floor accommodation:-

#### Bedroom One

11'10" x 11'3" (3.35m'3.05m" x 3.35m'0.91m")

Double glazed windows to the front and radiator. Storage cupboard. Wood effect flooring.

#### Bedroom Two

8'5" x 5'10" (2.44m'1.52m" x 1.52m'3.05m")

Double glazed window to the rear and radiator.

#### Bedroom Three

13'4" x 6'8" (3.96m'1.22m" x 1.83m'2.44m")

Double glazed windows to rear and side and radiator.

### Bathroom

Suite comprises of a panelled bath unit with electric shower over, pedestal wash basin and low flush w.c. Radiator. Part tiling to the walls.

### OUTSIDE

#### Rear Garden

Timber fenced perimeter with rear gate access. The rear garden is mainly paved with shrubbery.



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			
		67	85
		EU Directive 2002/91/EC	
England & Wales			

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			
		67	85
		EU Directive 2002/91/EC	
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