

PRIME ESTATES

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*** IDEAL FIRST TIME BUYER/INVESTOR PROPERTY * TWO BEDROOMS * TAKE A LOOK! ****

STILL LOOKING TO TAKE A STEP ONTO THE PROPERTY LADDER OR FOR INVESTMENT PURPOSES?- THIS PROPERTY WILL BE PERFECT!

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

Accessed via a front garden this END OF TERRACE PROPERTY consists of: entrance, hall, lounge, kitchen, rear garden and GARAGE to the ground floor with TWO GENEROUS BEDROOMS and Bathroom to the first floor. The property benefits from central heating and double glazing both where specified. Energy Performance Certificate: C

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APPROACH

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

Front Garden

A gate with timber fence perimeter. The front garden is mainly laid to lawn with border shrubbery and a pathway leading to the double glazed entrance door.

Entrance Hall

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

Lounge

20'1" x 11'9" (6.12m x 3.58m)
Double glazed window to the front and rear. Radiators.

Kitchen

9'4" x 8'0" (2.84m x 2.44m)
A range of wall and base units with work surfaces over incorporating a stainless

steel, sink and drainer unit with a mixer up over. Gas cooker point. Plumbing for a washing machine. Wood effect flooring. Part tiling to the walls. Double glazed windows and door to the rear allowing access to the garden.

FIRST FLOOR

Landing

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

Bedroom One

12'4" x 9'10" (3.76m x 3.00m)
Double glazed window to the front and radiator.

Bedroom Two

12'4" x 10'6" (3.76m x 3.20m)
Double glazed window to the rear and radiator. Storage cupboard.

Bathroom

6'8" x 5'8" (2.03m x 1.73m)
Suite comprises of a panelled bath unit with a boiler fed, shower over, pedestal wash basin and low flush WC. Tiling to the walls and flooring. Heated towel rail. Obscure double glazed window to the front.

OUTSIDE

Rear Garden

Timber fence perimeter. The rear garden is mainly laid to lawn with paved patio area and border shrubbery. A door giving access to the garage at the rear.

Garage

12'0" x 8'0" (3.66m x 2.44m)
Concrete construction with a metal up and over door to the rear.

