

PRIME ESTATES

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Wembley Grove, Birmingham | Offers In The Region Of

NO UPWARD CHAIN * IDEAL FIRST TIME BUY OR BUY TO LET PROPERTY * POTENTIAL TO EXTEND (SUBJECT TO PLANNING)

An **EARLY VIEWING IS ESSENTIAL** to avoid disappointment on this **END OF TERRACE HOUSE** on Wembley Grove, Yardley which is situated close to local shops..... this is a **GREAT FIRST TIME BUYER OR INVESTMENT PROPERTY**. The property is accessed via the front garden to a double glazed entrance porch with accommodation briefly comprising of: entrance hallway, lounge, **RE FITTED KITCHEN WITH APPLIANCES** and bathroom with pannelled bath and sepearate shower and rear garden on the ground floor with **THREE BEDROOMS** and bathroom to the first floor. The property benefits from central heating and double glazing and is offered with **NO UPWARD CHAIN!!**

Energy Performance Rating D

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APPROACH

Access is gained via path leading to porch with lawned area to side and access to rear garden.

Porch

With front door opening to:

Entrance Hallway

Stairs to the first floor and door to:

Lounge

14 x 13'10 (4.27m x 4.22m)

Double glazed bay window to front, central heating radiator and door to:

Kitchen

10'5" x 9'4" (3.18m x 2.84m)

Double glazed window to rear, door to rear. Fitted with a range of matching wall base and draw units with work surface over incorporating a stainless steel, sink and drainer unit with mixer tap over, oven hob and extractor and fridge freezer.

Bathroom

9'0" x 6'3" (2.74m x 1.91m)

Double glazed frosted window to rear, suite comprising panelled bath, low level w.c, wash hand basin, shower cubicle and heated towel rail.

FIRST FLOOR

Landing

Double glazed window to side and doors off

Bedroom One

17'5" (max) / 13'11" (min) x 10'7" (5.31m (max) / 4.24m (min) x 3.23m)

Double glazed window to front, central heating radiator and overstairs storage cupboard.

Bedroom Two

12'11" x 9'7" (3.94m x 2.92m)

Double glazed window to the rear and central heating radiator.

Bedroom Three

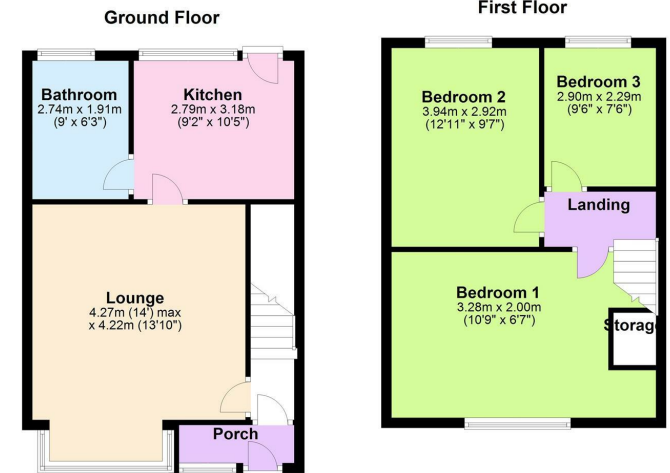
10'5" x 9'4" (3.18m x 2.84m)

Double glazed window to rear and central heating radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with paved area and border shrubbery.



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

