

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Kathleen Road, Yardley, Birmingham, West Midlands, B25 8AZ

£180,000



£180,000

Kathleen Road, Yardley,  
Birmingham, West Midlands, B25  
8AZ

- Mid Terrace House
- Two Bedrooms
- Recently Updated Property
- Ideal First Time Buyer/Investment Residence
- Lounge & Dining Room
- Kitchen & Rear Verandah
- No Upward Chain
- First Floor Bathroom
- Front & Rear Gardens
- Energy Performance Rate Awaiting

## EPC Rating

Current:

Potential:

## Council tax band

Band =

\* MID TERRACE HOUSE \* TWO  
BEDROOMS \* POPULAR LOCATION \*  
RECENTLY REFURBISHED PROPERTY \*  
NO UPWARD CHAIN! \*

This MID TERRACE HOUSE has recently been updated and READY TO MOVE STRAIGHT IN!! An ideal first time buyer/investment opportunity! The house is approached via the public footpath and a front garden area leading to a double glazed entrance door with accommodation comprising of:- Entrance hallway, LOUNGE & DINING ROOM and KITCHEN. VERANDAH and rear garden on the ground floor. To the first floor there are TWO BEDROOMS and a FAMILY BATHROOM.

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

Energy Performance Rate Awaiting

### APPROACH

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

### Front Garden

A front garden area with a brick wall

to the front and pathway leading to the entrance door.

### Entrance Hall

Stairs to first floor landing. Doors giving access to ground floor accommodation:-

### Lounge

12'11" into bay window x 10'11" (3.96m into bay window x 3.35m)

Double glazed bay window to the front and feature fireplace. Opening into the rear reception room.

### Rear Reception Room

13'2" x 11'6" (4.01m x 3.51m )

Double glazed window to the rear. Under stairs storage cupboard.

### Kitchen

13'0" x 9'0" (3.96m x 2.74m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with taps over. Gas cooker point. Double glazed window to the side and door leading into the verandah.

### FIRST FLOOR

## Landing

Ceiling Loft hatch. Doors leading to first floor Accommodation:-

## Bedroom One

16'9" x 11'1" (5.11m x 3.38m)

Double glazed window to the front and electric storage heater

## Bedroom Two

13'7" x 10'8" (4.14m x 3.25m)

Double glazed window to the rear.

## Family Bathroom

Suite comprises of a panelled bath unit with pedestal wash basin and low flush w.c. Double glazed window to the rear.

## OUTSIDE

### Verandah

With further door and window to the rear allowing access to the garden.

### Rear Garden

Timber fenced perimeter. The rear garden is mainly laid to lawn with border shrubbery.

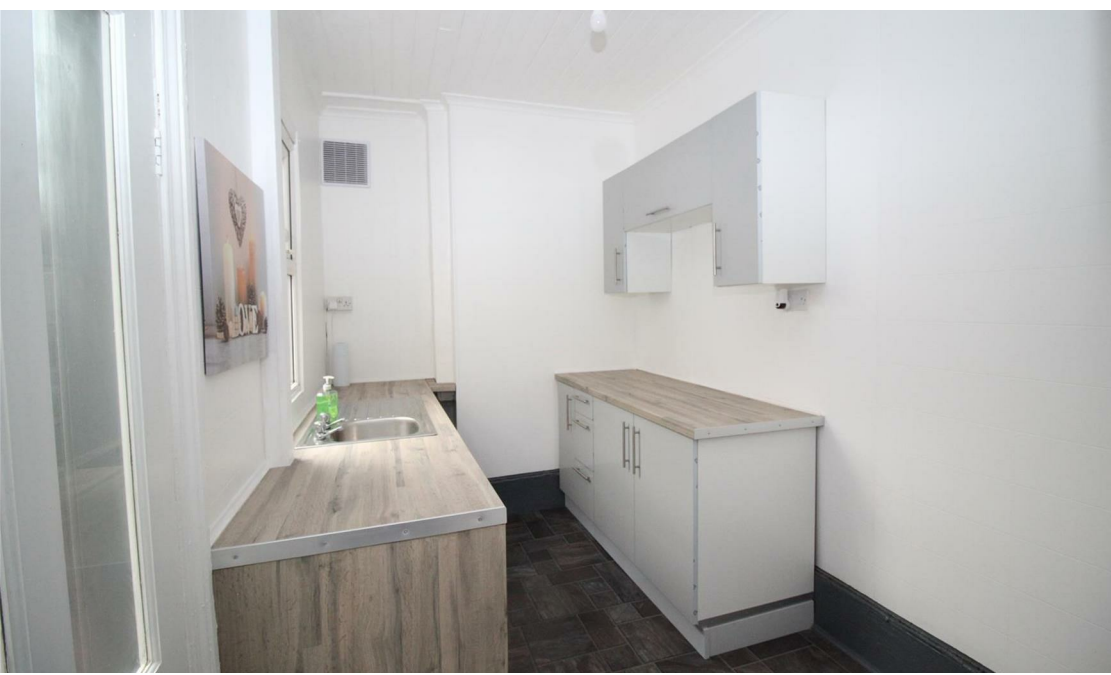


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)