

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25  
8UR  
0121 783 3422  
[yardley@primeestatesuk.com](mailto:yardley@primeestatesuk.com)



## Wembley Grove, Birmingham | Offers Over £200,000

**\* END TERRACE HOUSE \*\* FIRST TIME BUYER/INVESTMENT PROPERTY \*\* TWO BEDROOMS \*\*  
POTENTIAL TO EXTEND (subject to planning)**

This WELL PRESENTED, END OF TERRACE HOUSE IS A REAL GEM! ...IT IS AN IDEAL FIRST TIME OR INVESTOR PROPERTY and CLOSE TO ALL LOCAL AMENITIES.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING...DON'T DELAY!!

Accessed via a front garden with DRIVEWAY to a double glazed entrance porch, the property comprises of: entrance, hallway, LOUNGE, BREAKFAST KITCHEN with oven hob and extractor, rear and side garden to the ground floor with TWO BEDROOMS and BATHROOM on the first floor.

The property benefits from central heating and double glazing where specified

Energy Performance Certificate : E

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APPROACH

Access is gained view driveway with with lawned area leading to :

Porch

With front door to :

Hallway

Stairs to first floor and door to:

Lounge

13'9 x 13'11 (4.19m x 4.24m)

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

Breakfast Kitchen

17'3 x 9'6 (5.26m x 2.90m )

Double glazed window to side and rear, double glazed double doors to rear. Fitted with a range of matching wall base and drawer units with work surface over, incorporating sink and drainer with mixer tap over, oven hob and extractor.

FIRST FLOOR

Landing

Double glazed window to side and doors off:

Bedroom One

13'10 x 10'8 (4.22m x 3.25m)

Double glazed window to front, central heating radiator and wardrobe.

Bedroom Two

12'11 x 9'6 (3.94m x 2.90m )

Double glazed window to rear and central heating radiator.

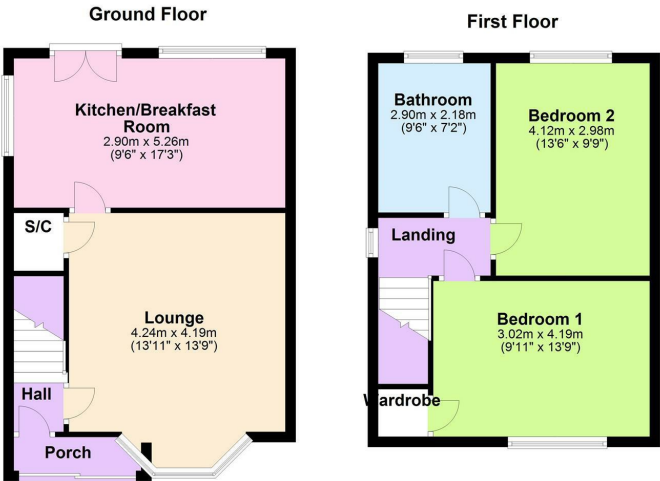
Bathroom

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

OUTSIDE

Rear Garden

Enclosed with patio area, astroturf and side access.



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

