



£200,000

**Preston Road, Yardley,
Birmingham, West Midlands, B26
1TQ**

- Mid Terrace House
- Three Bedrooms
- Usable Loft Space
- Open Plan Lounge/Dining Room
- Modern Kitchen
- Internal Viewing Essential
- Ground Floor Bathroom
- Close To All Local Amenities
- Front & Rear Gardens
- Energy Performance Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band = A

* WELL PRESENTED MID TERRACE HOUSE * THREE BEDROOMS & USABLE LOFT SPACE * OPEN PLAN LOUNGE & DINING ROOM ** MODERN KITCHEN * 360 ONLINE VIEWING AVAILABLE !

This WELL PRESENTED, MID TERRACE PROPERTY IS IDEAL IF YOU ARE A FIRST TIME BUYER OR LOOKING FOR INVESTMENT..... SITUATED CLOSE TO ALL LOCAL AMENITIES.....SO DON'T MISS OUT!!

CALL OUR YARDLEY OFFICE FOR A VIEWING ON 0121-783-3422.

The property is accessed via a front garden area with accommodation comprising: entrance, hallway, OPEN PLAN LOUNGE/DINING ROOM, MODERN KITCHEN WITH APPLIANCES INCLUDED, BATHROOM and rear garden all to the ground floor with THREE BEDROOMS & USABLE LOFT SPACE accessed via a retractable ladder to the first floor.

The property benefits from central heating and double glazing where specified.

Energy Performance Certificate: D

APPROACH

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

Front Garden

A block paved frontage with timber fencing to the front and leading to a double glazed entrance door.

Entrance Hall

Storage cupboard. Decorative flooring. A door giving access to the ground floor accommodation:-

Lounge/Dining Room

24'3" x 12'3" (7.39m x 3.73m)

Double glazed window to the front and rear. Radiators. Wood effect flooring in the dining area. Door giving access to the staircase and first floor landing.

Modern Kitchen

13'9" x 6'8" (4.19m x 2.03m)

A range of wall and base units with work services over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath and extractor canopy over. Integrated dishwasher. Part tiling to the walls. Plumbing for a washing

machine. Wood effect flooring. Wall mounted central heating boiler. Double glazed window and double glazed door to the side allowing access to the garden.

Bathroom

Suite comprises of a panelled bath unit with pedestal wash basin and low flush WC. A separate shower cubicle with a boiler fed shower over. Heated towel. Underfloor heating system.

FIRST FLOOR

Landing

Double glazed window to the side. Loft hatch with retractable ladders giving access to USABLE LOFT SPACE. Doors giving access to the first floor accommodation:-

Bedroom One

11'9" x 10'4" (3.58m x 3.15m)

Double glazed window to the front and radiator.

Bedroom Two

11'4" x 9'0" (3.45m x 2.74m)

Double glazed window to the rear and radiator.

Bedroom Three

8'11 x 6'7" (2.72m x 2.01m)

Double glazed window to the rear and radiator.

Usable Loft Space

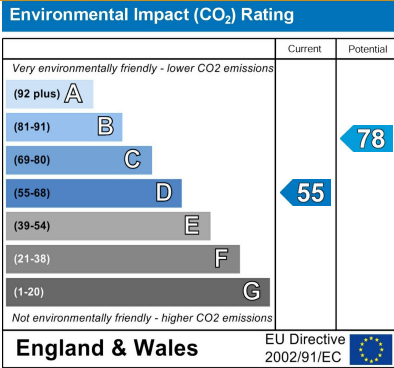
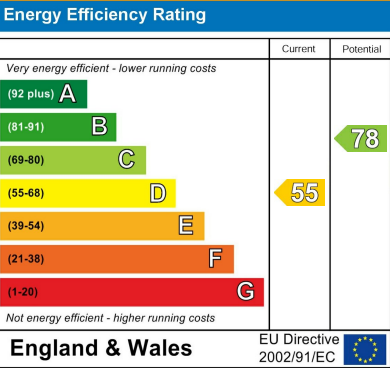
11'3" x 6'5" (3.43m x 1.96m)

Double glazed skylight window to rear. Storage areas.

OUTSIDE

Rear Garden

Timer fenced perimeter with rear gate allowing access to/from the front of the property.. The rear garden has border shrubbery with lawn and patio area.





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