

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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



## Willaston Road, Birmingham | £215,000

\* SEMI DETACHED HOUSE \*\* POTENTIAL TO EXTEND (S.T.P.P) \* TWO GENEROUS BEDROOMS \*  
DRIVEWAY & GARAGE with WORKSHOP \* 360 VIRTUAL TOUR AVAILABLE \*\* TAKE A LOOK! \*\*

This FABULOUS SEMI DETACHED HOUSE IS A REAL GEM!! A deceptively spacious non standard construction property that is READY TO MOVE INTO!

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

Accessed via a DRIVEWAY providing parking for your vehicles along with a GARAGE/WORKSHOP, the property comprises: entrance porch, hall, lounge/Dining room, MODERN KITCHEN WITH APPLIANCES INCLUDED, UTILITY ROOM and a low maintenance rear garden to the ground floor with TWO GENEROUS BEDROOMS and Bathroom on the first floor. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate C

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APPROACH

The property is accessed via the dropped kerb and leading to:-

Driveway/Front Garden

A driveway providing parking for your vehicles. The front garden area is mainly laid to lawn with timber fencing to each side and pathway leading to a part double glazed, entrance porch.

Entrance Porch

Double glazed door to the front and windows to the sides leading to an additional double glazed entrance door.

Entrance Hall

Staircase to first floor landing. Radiator. Wood effect flooring. Doors giving access to ground floor accommodation:-

Lounge/Dining Room

20'7" x 11'10" (6.27m x 3.61m) Double glazed windows to the front and to the rear. Radiators. Wood effect flooring.

Modern Kitchen

10'2" x 8'9" (3.10m x 2.67m) A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. APPLIANCES INCLUDE A GAS HOB WITH AN ELECTRIC OVEN UNDERNEATH AND EXTRACTOR CANOPY OVER, DISHWASHER AND INTEGRATED FRIDGE. Tiling to the walls. Radiator. Wood effect flooring. Double glazed window to the rear and double glazed door to the side allowing access to the utility room.

Utility Room

9'7" x 4'6" (2.92m x 1.37m) Plumbing for a washing machine. Power Points. Double glazed door to the front with additional double glazed door allowing access to/from the front of the property. A rear door allowing access to the garden and brick storage.

FIRST FLOOR

First Floor Landing

Obscure double glazed window to the side. Doors giving access to first floor accommodation:-

Bedroom One

14'7" x 9'0" (4.45m x 2.74m) Double glazed window to the front and radiator. Fitted wardrobes. Storage area.

Bedroom Two

10'6" x 9'2" (3.20m x 2.79m) Double glazed window to the rear and radiator. Fitted wardrobes and storage units. Ceiling loft access

Family Bathroom

Suite comprises of a kidney shaped, bath unit with boiler fed, shower over and glass screen, pedestal wash basin and low flush WC. Part tiling to the walls. Heated towel rail. Ceiling spotlights. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fence perimeter with rear gates allowing access to the rear. The garden is mainly paved with decorative stones and additional parking area. Block paved patio and metal storage unit.

Garage/Workshop

23'0" approx x 9'0" maximum (7.01m approx x 2.74m maximum) Concrete construction with wooden doors to the front leading into the garage. Power and lights and workshop area.

FURTHER INFORMATION

We understand the property is a Non Standard Construction-Wates Construction Company. A Pre-Cast reinforced concrete dwelling. This property is suitable for mortgage purposes with most High Street Lenders- Please check with your broker or bank.

