

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Clements Road, Birmingham | £270,000

**\*\* NO UPWARD CHAIN \*\* EXTENDED SEMI DETACHED FAMILY HOME \*\* GARAGE \*\* THREE BEDROOMS \*\* INTERNAL VIEWING ESSENTIAL! \*\* GREAT LOCATION \*\***

**WOW!! WOW!! THIS IS A FABULOUS HOME!!...AN OPPORTUNITY TO PURCHASE A WELL PRESENTED, EXTENDED FAMILY RESIDENCE , located on CLEMENTS ROAD, YARDLEY- DO NOT MISS OUT!!**

**CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.**

The property is approached via a DRIVEWAY providing off road parking accommodation comprising of hallway, LOUNG AREA & DINING AREA, CONSERVATORY, EXTENDED KITCHEN, GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and a FAMILY BATHROOM The property benefits from central heating and double glazing where specified.

Energy Performance Certificate : D

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**APPROACH**

Access is gain via driveway with front garden to front door:

**Hallway**

Stairs to the first floor, central heating radiator and door off:

**Dining Area**

Central heating radiator.

**Lounge Area**

Double glazed bay window to front, central heating radiator and feature fire place.

**Kitchen**

Double glazed window to side and rear, central heating radiator. Fitted with a range of matching wall base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over.

**FIRST FLOOR**

**Landing**

Loft access and doors off :

**Bedroom**

Double glazed window to front and central heating radiator.

**Bedroom**

Double glazed window to rear

**Bedroom**

Double glazed window to front and central heating radiator.

**Bathroom**

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

**OUTSIDE**

**Rear Garden**

Enclosed with access to garage and access to yardley cricket club ground

**Garage**

Door to front and door to garden

