

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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



## Yockleton Road, Birmingham | £195,000

\* MID TERRACE HOUSE \* THREE BEDROOMS \* KITCHEN/DINING AREA \* NO UPWARD CHAIN! \*  
360 VIRTUAL TOUR AVAILABLE \*\*

This MID TERRACE HOUSE perfect for a first time buyer or investor will require some modernisation however it has LOTS OF POTENTIAL and offers NO UPWARD CHAIN! CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING TODAY! The property is accessed via a block paved frontage and leading to a double glazed entrance porch with accommodation briefly comprising:-entrance hallway, LOUNGE, KITCHEN & DINING AREA, MODERN BATHROOM and a FAMILY REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS. The property benefits from double glazing, central heating where specified and is offered with NO UPWARD CHAIN! Energy Rating C

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APPROACH

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

Front Garden

A block paved frontage with a timber and wrought iron railing perimeter leading to a double glazed porch:-

Porch

Double glazed windows to the front and sides and double glazed doors allowing access to an additional entrance door.

Entrance Hall

Staircase to first floor landing. Wood effect flooring. A door leading into the ground floor accommodation:-

Lounge

13'4" x 12'8" (4.06m x 3.86m)

Double glazed window to the front and radiator. Feature brick fire surround with decorative gas fire and tiled hearth.

Kitchen/Dining Area

15'10" x 6'5" (4.83m x 1.96m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include a gas hob with an electric oven underneath and extractor canopy over. Radiator. Plumbing for a washing machine. Part tiling to the walls. Understairs storage cupboard. Double glazed window to the rear. A door leading to the rear lobby.

Rear Lobby

Double glazed door to the side allowing access to the garden. Further door into the bathroom.

Modern Bathroom

Suite comprises of a bath unit, separate shower cubicle with a boiler fed, shower over, wash basin and low flush WC. Part tiling to the walls. Heated towel rail. Obscure double glazed windows to the rear and side.

FIRST FLOOR

Landing

Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

11'3" x 9'3" (3.43m x 2.82m)

Double glazed windows to the front and radiator. Storage/wardrobes.

Bedroom Two

10'7" x 8'3" (3.23m x 2.51m)

Double glazed window to the rear and radiator.

Bedroom Three

7'7" x 7'4" (2.31m x 2.24m)

Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter. The rear garden is mainly laid to lawn with paved patio area and mature border shrubbery.

