



Offers Over £180,000

Yardley Road, Yardley, Birmingham, B25 8LT

- No Upward Chain
- Nicely Presented Terrace Home
- Ideal First Time Buy or Buy to Let Property
- Rear Allocated Parking
- Lounge
- Kitchen Diner
- Two Bedrooms
- Bathroom
- Close to Local Schools, Shops and Transport Links
- Early Viewing Essential

EPC Rating

Current: C
Potential: C

Council tax band

Band =

**** NICELY PRESENTED MODERN
TERRACE HOME ** TWO BEDROOMS **
FREEHOLD ** REAR PARKING ****

ARE YOU LOOKING FOR YOUR FIRST
HOME ??? THEN THIS IS THE
PROPERTY FOR YOU!!

This NICELY PRESENTED MODERN
TERRACE HOUSE is and ideal FIRST
TIME BUY, with lots to offer but don't
take my word for it...
CALL OUR YARDLEY OFFICE TO
ARRANGE YOUR VIEWING ON 0121-
783-3422 NOW!!!
The property is situated on YARDLEY
ROAD , YARDLEY Just a short walk to
the SWAN SHOPPING CENTRE.
Accessed via pathway leading to
entrance door, the property comprises
of: Entrance hallway LOUNGE,
KITCHEN and rear garden all on the
ground floor.
First floor comprises of TWO
BEDROOMS AND FAMILY BATHROOM.

The property also benefits from central
heating and double glazed (both
where specified) REAR DRIVEWAY.

Energy Rating C

Approach

Access is gain via pathway leading to :

Hallway

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

Lounge

11'9 x 14'1 (3.58m x 4.29m)

Double glazed window to front and
central heating radiator.

Kitchen Diner

11'9 x 7'11 (3.58m x 2.41m)

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

FIRST FLOOR

Landing

Doors off

Bedroom

11'9 x 11'3 (3.58m x 3.43m)

Double glazed window to front and
central heating radiator.

Bedroom

10'10 x 6'3 (3.30m x 1.91m)

Double glazed window to rear and central heating radiator.

Bathroom

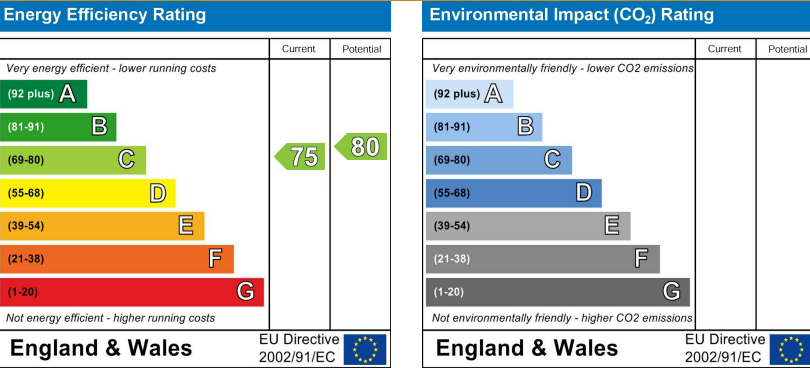
7'4 x 5'3 (2.24m x 1.60m)

Double glazed frosted window to rear, central heating radiator. suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin.

OUTSIDE

Rear Garden

Enclosed rear garden, patio area and lawned area.





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