

PRIME ESTATES

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Yardley Road, Birmingham | Offers Over £180,000

** 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 an 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

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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)

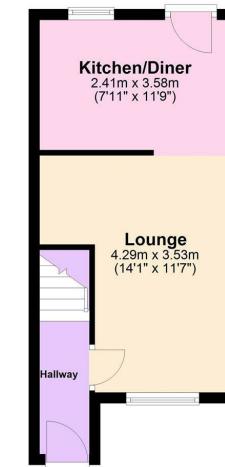
Double glazed frosted window to rear, central heating radiator. suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin.

OUTSIDE

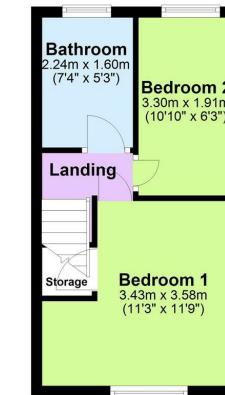
Rear Garden

Enclosed rear garden, patio area and lawned area.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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