

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Bilton Grange Road, Yardley, Birmingham, B26 2JX

£250,000





**£250,000**

**Bilton Grange Road, Yardley,  
Birmingham, B26 2JX**

- Semi Detached House
- Three Bedrooms
- Internal Viewing Essential
- Lounge & Dining Area
- Fitted Kitchen
- First Floor Bathroom
- Popular Residential Area
- Block Paved Frontage
- Family Rear Garden
- Energy Performance Rating D.

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = B

\* SEMI DETACHED HOUSE \* THREE BEDROOMS \* POPULAR LOCATION \* INTERNAL VIEWING ESSENTIAL \* 360 ONLINE VIEWING AVAILABLE! \*

A LOVELY FAMILY PROPERTY SITUATED IN A POPULAR LOCATION!! This WELL PRESENTED, SEMI DETACHED HOUSE is approached via a BLOCK PAVED FRONTAGE and leading to a double glazed entrance door with accommodation comprising of , entrance hallway, Lounge & Dining Area, Kitchen & Side Access and FAMILY REAR GARDEN on the ground floor. To the first floor there are THREE BEDROOMS and a modern bathroom. \* CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING \* The property benefits from central heating and double glazing both where specified.

Energy Performance Rating D

### APPROACH

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

### Block Paved Frontage

A block paved frontage with an open

border to the one side to the neighbouring property to one side and shrubbery to the other and leading to a double glazed entrance door.

### Entrance Hall

Staircase to first floor landing. Obscure single glazed window to the side. Radiator. Feature to flooring. Access to door and doorway to ground floor accommodation:-

### Lounge

**25'8" x 9'11" (7.62m'2.44m" x 2.74m'3.35m")**

Double glazed bay window to the front and radiators. Double glazed windows and double glazed door to the rear allowing access to the garden. Feature fireplace with decorative coal effect gas fire and wooden surround.

### Kitchen

**10'7" x 6'3" (3.23m x 1.91m)**

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with a mixer tap over. APPLIANCES INCLUDE A GAS HOB WITH AN ELECTRIC OVEN UNDERNEATH AND EXTRACTOR CANOPY OVER. Storage area. Plumbing for a washing

machine. Double glazed window to the rear and single glazed door to the side allowing access to the side access.

## FIRST FLOOR

### Landing

Ceiling loft hatch. Storage cupboard. Single glazed window to the side. Doors giving access to first floor accommodation:-

### Bedroom One

13'0" x 11'2" (3.96m x 3.40m)

Double glazed bay window to the front and radiator. Wood effect flooring.

### Bedroom Two

12'1" x 10'1" (3.68m x 3.07m)

Double glazed window to the rear and radiator. Wood effect flooring.

### Bedroom Three

7'3" x 5'9" (2.21m x 1.75m)

Double glazed window to the front and radiator. Wood effect flooring.

### Family Bathroom

Suite comprises of a panelled bath unit with a tap shower over, wash basin with storage underneath and low flush WC. Heated towel rail. Tiling to the wall areas. Obscure double glazed window to the rear.

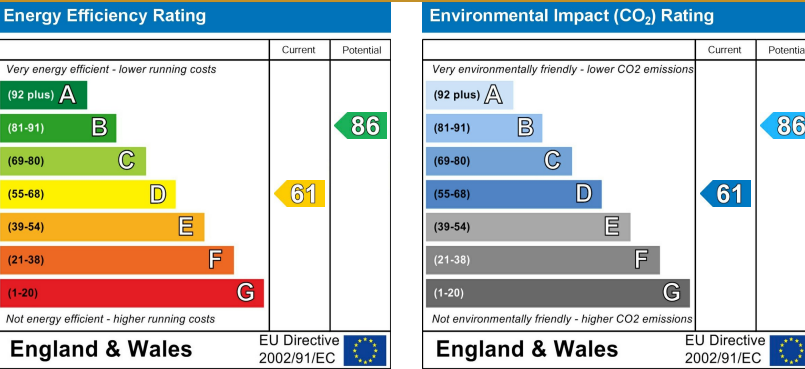
## OUTSIDE

### Side Access

With a door to the front allowing access to/from the front of the house. Additional door to the rear and leading to the garden.

### Rear Garden

Timber and brick wall perimeter. The rear garden is mainly laid to lawn with a paved patio area and border shrubbery. Timber storage shed. Outside tap point.





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