

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Larch Walk, Birmingham | Offers Over £180,000

****NO UPWARD CHAIN **MID TERRACE HOUSE ** TWO DOUBLE BEDROOMS ** GARAGE ** FREEHOLD ****

TAKE A STEP ONTO THE PROPERTY LADDER WITH THIS WELL PRESENTED, TERRACE HOUSE that can also be suitable for investment purposes.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING!!

Situated on LARCH WALK, YARDLEY giving easy access to local schools, shops and transport links.

Accessed via FRONT GARDEN with pathway to front door, comprising HALLWAY, LOUNGE, KITCHEN DINER and rear garden on the ground floor with TWO BEDROOMS and BATHROOM AND SEPARATE W.C to the first floor.

The property benefits from central heating and double glazing where specified AND GARAGE

Energy Performance Certificate C

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APPROACH

Access is gained via pathway leading to

Hallway

Double glazed window to front, understairs storage cupboard, stairs to the first floor, central heating radiator and doors off

Lounge

12'9 x 12'4 (3.89m x 3.76m)
Double glazed patio to read and central heating radiator

Kitchen Diner

18'9 x 7'7 (5.72m x 2.31m)
Double glazed window to front, double

glazed window and door to rear. Fitted with a range of wall base and drawer units with work surface over incorporating stainless steel sink and drainer with mix tap over.

FIRST FLOOR

Landing

Loft access, central heating radiator and doors off

Bedroom One

12'5 x 12'6 (3.78m x 3.81m)
Double glazed window to rear and central heating radiator.

Bedroom Two

12'5 x 8'1 (3.78m x 2.46m)
Double glazed window to rear, central heating radiator and wardrobe

Bathroom

Double glazed frosted window, suite comprising panelled bath with shower over and wash hand basin,

Separate W.C

Double glazed frosted window, low level w.c and wash hand basin.

OUTSIDE

Rear Garden

With patio area, lawned area and rear access.

Garage

With up and Over door

