



£250,000

**St. Andrews Road, Bordesley
Green, Birmingham, B9 4JG**

- Mid Terrace House
- Modern Style Property
- Three Bedrooms
- Open Plan Lounge
- Kitchen & Dining Area
- Driveway & Front Garden
- Integral Garage & Rear Garden
- First Floor Shower Room
- No Upward Chain
- Energy Performance Rating C

EPC Rating

Current: C
Potential: C

Council tax band

Band = B

* MID TERRACE FAMILY HOME * THREE BEDROOMS * DRIVEWAY ** 360 TOUR AVAILABLE * NO UPWARD CHAIN! *

THIS MODERN STYLE, MID TERRACE HOUSE HOME IS A GREAT FAMILY HOME- JUST A 20 MINUTE WALK TO THE TOWN CENTRE OF BIRMINGHAM and offering NO UPWARD CHAIN! CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.

The property is approached via a block paved DRIVEWAY providing off road parking ALONG WITH A INTEGRAL GARAGE and front garden with accommodation comprising of: entrance hall, GUEST W.C OPEN PLAN LOUNGE, KITCHEN & DINING AREA DINER and REAR GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and SHOWER ROOM.

The property benefits from central heating and double glazing. (where specified).

Energy Performance Rating C

APPROACH

The property is accessed via the public footpath with a dropped kerb and leading to:-

Driveway/Front Garden

A block paved DRIVEWAY providing parking for your vehicle ALONG WITH AN INTEGRAL GARAGE. A small front garden with a brick wall perimeter and leading to a double glazed, entrance door.

Entrance Hall

Wood effect flooring. Doors leading to ground floor accommodation:-

Guest W.C

Suite composes of a wash basin and low flush W.C. Obscure double glazed window to the front.

Open Plan Lounge

16'6" including staircase x 9'10" (5.03m including staircase x 3.00m)

Staircase to first floor accommodation. Double glazed window to the front and radiator. Wood effect flooring.

Kitchen & Dining Area

13'6" x 7'11" (4.11m x 2.41m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Breakfast bar. Freestanding gas cooker with extractor canopy over. Plumbing for a

washing machine..Double glazed window and double glazed door to the rear allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Double glazed window to the side. Door is giving access to first floor accommodation:-

Bedroom One

11'6" x 10'2" (3.51m x 3.10m)

Double glazed windows to the front and radiator.

Bedroom Two

11'1" x 6'10" (3.38m x 2.08m)

Double glazed window to the rear and radiator.

Bedroom Three

16'5" x 7'6" (5.00m x 2.29m)

Double glazed windows to front and rear. Radiator.

Shower Room

Suite comprises of a shower cubicle with an electric shower over, pedestal wash basin and low flush w.c. Part tiling to the walls. Obscure double glazed window to the rear.

OUTSIDE

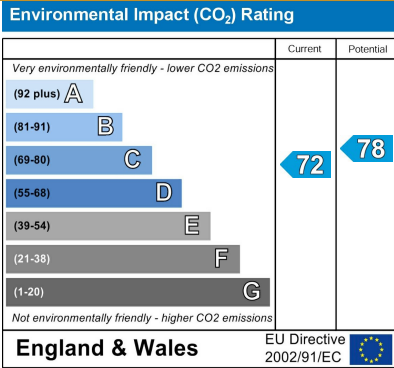
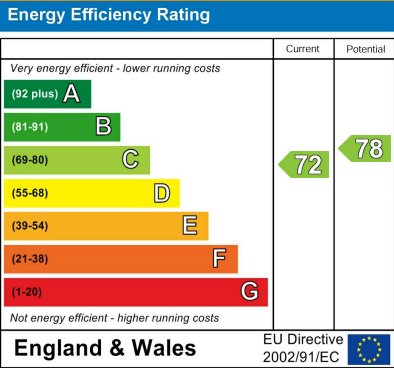
Rear Garden

Timber fenced perimeter with patio and decorative stones. Border shrubbery. A door from the garden allowing access to the garage.

Garage

10'0" x 6'0" max (3.05m x 1.83m max)

With a metal up and over door to the front.





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