

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25
8UR
0121 783 3422
yardley@primeestatesuk.com



Station Road, Birmingham | £275,000

* SEMI DETACHED HOUSE * THREE BEDROOMS * LARGE REAR GARDEN * DRIVEWAY *

This SEMI DETACHED HOUSE which requires some updating but is the PERFECT SIZE FOR ANY GROWING FAMILY and situated close to all local amenities and schools.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING TODAY!

The property has a front garden with a DRIVEWAY providing off road parking for your vehicle and leading to an entrance porch with accommodation comprising entrance hallway, TWO RECEPTION ROOMS, KITCHEN, SIDE VERANDAH/UTILITY & STORAGE AREA and a GENEROUS REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS and a BATHROOM.

The property benefits from double glazing and central heating where specified and is OFFERED WITH NO UPWARD CHAIN!!

Energy Performance Rating D

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APPROACH

The property is accessed via a service road and leading to:-

Front Garden/Driveway

A DRIVEWAY providing parking for your vehicle with a small garden area and leading to an entrance porch.

Entrance Porch

With doors allowing access to an additional entrance door.

Entrance Hall

Staircase to the first floor landing. Radiator. Under stairs storage cupboard. Doors leading to the ground floor accommodation:-

Dining Room

13'6" into bay x 11'4" (4.11m into bay x 3.45m) Double glazed bay window to the front and radiator.

Lounge

12'4" x 11'3" (3.76m x 3.43m) Double glazed sliding patio doors to the rear allowing access to the garden. Radiator.

Kitchen

9'2" x 5'10" (2.79m x 1.78m) A range of wall and base units with works surfaces over incorporating a stainless steel sink and drainer with mixer tap over. Gas point for a cooker. Part tiling to the walls. Double glazed window and door to the side allowing access to the side verandah.

FIRST FLOOR

Landing

Double glazed window to the side. Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

14'3" x 9'9" (4.34m x 2.97m) Double glazed bay window to the front and radiator.

Bedroom Two

12'4" x 9'9" (3.76m x 2.97m) Double glazed window to the rear and radiator.

Bedroom Three

8'7" x 7'0" (2.62m x 2.13m) Double glazed window to the front and radiator.

Family Bathroom

Suite comprises of a separate shower cubicle with a shower over, panelled bath unit and wash basin. Obscure double glazed window to the side and rear.

Separate W.C

Obscured double glazed window to the side and low flush w.c.

OUTSIDE

Verandah

Plumbing for a washing machine. Separate W.C. Double wooden doors to the front allowing access to a storage area with additional double doors to the front of the property. A door to the rear allowing access to the rear garden.

Rear Family Garden

Shrubbery borders and trees. The rear garden is mainly laid to lawn with paved patio area.

