



Offers Over £250,000

Clements Road, Birmingham, B25 8TX

- No Upward Chain
- Early Viewing Essential
- Three Bedrooms
- End Terrace Home with Potential to Extend (subject to planning)
- Hallway
- Lounge & Dining Room
- Kitchen & Conservatory
- Guest W.C
- Driveway & Rear Garden
- Close to Local Shops Schools and Transport Links

EPC Rating

Current:

Potential:

Council tax band

Band = B

**** NO UPWARD CHAIN **** END TERRACE FAMILY HOME **** THREE BEDROOMS **** INTERNAL VIEWING ESSENTIAL! **** GREAT LOCATION **** POTENTIAL TO EXTEND (subject to planning)

WOW!! WOW!! THIS IS A FABULOUS HOME!!...AN OPPORTUNITY TO PURCHASE A WELL PRESENTED, FAMILY RESIDENCE , located on CLEMENTS ROAD, YARDLEY- DO NOT MISS OUT!!

CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.

The property is approached via a DRIVEWAY providing off road parking accommodation comprising of hallway, LOUNGE AREA & DINING AREA, CONSERVATORY, KITCHEN, GUEST W.C. & GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and a FAMILY SHOWER ROOM The property benefits from central heating and double glazing where specified.

Energy Performance Certificate : Awaiting

APPROACH

Access is gained via driveway leading to:

Entrance Porch

With front door to:

Entrance Hall

Stairs to the first floor, central heating radiator and door:

Lounge

13'3" x 11'9" (4.04m x 3.58m)

Double glazed bay window to front, central heating radiator and feature fireplace

Dining Room

13'9" x 10'10" (4.19m x 3.30m)

Double glazed patio door to rear, storage cupboard, central heating radiator.

Kitchen

13'9" x 5'11" (4.19m x 1.80m)

Double glazed window to rear, fitted with a range of matching wall base and drawer units with work surface over, sink and drainer with mixer tap over.

Conservatory

12'5" x 6'8" (3.78m x 2.03m)

Double glazed patio door to rear and central heating radiator.

Guest W.C

Low level w.c, was hand basin and plumbing for washing machine

FIRST FLOOR

Landing

Doors off

Bedroom One

13'6" x 9'5" (4.11m x 2.87m)

Double glazed window to front and central heating radiator.

Bedroom Two

13'11" x 9'5" (4.24m x 2.87m)

Double glazed window to rear and central heating radiator

Bedroom Three

10'5" x 7'5" (3.18m x 2.26m)

Double glazed window to front, central heating radiator and door to stairs leading to loft

Family Shower Room

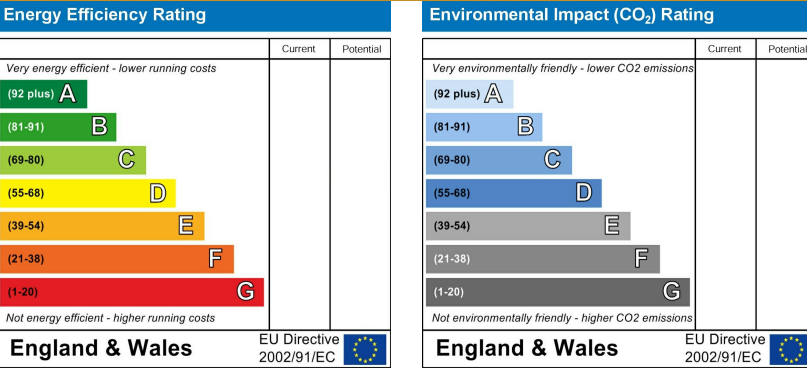
Double glazed fronts window to rear,

suite comprising low level w.c, shower and heated towel rail.

OUTSIDE

Rear Garden

With patio area, lawned area and mature shrubs





167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com