



£275,000

**Fordrough Lane, Birmingham, B9
5LE**

- Beautifully Presented Extended Terrace Home
- Driveway for 2 Cars
- Three Bedrooms
- Loft Room
- Two Reception Rooms
- Kitchen with Oven Hob and Extractor
- Bathroom with Underfloor Heating
- Paved Rear Garden
- Move Straight in too
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: D
Potential: C

Council tax band

Band = A

**** EXTENDED TERRACE HOUSE ****
THREE BEDROOMS ** LOFT ROOM **
IDEAL FAMILY HOME ** TWO
RECEPTION ROOMS ** DRIVEWAY **
BEAUTIFULLY PRESENTED **

A CHANCE TO PURCHASE A THREE
BEDROOM PROPERTY IN
FORDROUGH LANE, BORDESLEY
GREEN WHICH IS SITUATED CLOSE TO
ALL LOCAL AMENITIES & TRANSPORT
LINKS! READ ON..

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

This family home is accessed via a
DRIVEWAY for TWO CARS and leading
to a double glazed, entrance door with
accommodation comprising:-
entrance porch, TWO RECEPTION
ROOMS, EXTENDED KITCHEN,
BATHROOM and REAR GARDEN to
the ground floor. To the first floor there
are THREE BEDROOMS AND
STAIRCASE LEADING TO LOFT ROOM.

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

Energy Performance Rating : awaiting

APPROACH

Access is gained via driveway leading
to front door

Porch

With front door to:

Lounge

15'4 x 13'10 (4.67m x 4.22m)

Double glazed window to front,
central heating radiator, stairs to the
first floor and door to:

Dining Room

15'3 x 9'3 (4.65m x 2.82m)

Double glazed patio doors to rear,
central heating radiator and door to:

Kitchen

9'11 x 7'1 (3.02m x 2.16m)

Double glazed window to side, fitted
with a range of matching wall base
and drawer units with work surface
over, stainless steel sink and drainer
with mixer tap over, oven hob and
extractor and door to:

Lobby

door to garden and door to:

Bathroom

Double glazed frosted window to side,

suite comprising "P" shaped panelled bath with shower over, low level w.c, wash hand basin and underfloor heating.

Landing

Stairs to loft room and doors off:

Bedroom One

10'8 x 10'11 (3.25m x 3.33m)

Double glazed window to front and central heating radiator

Bedroom Two

12'9 x 9'5 (3.89m x 2.87m)

Double glazed window rear and central heating radiator.

Bedroom Three

9'4 x 7'4 (2.84m x 2.24m)

Double glazed window to rear and central heating radiator

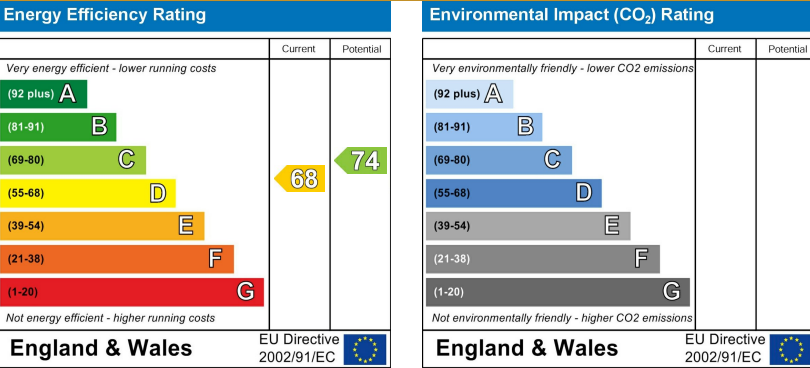
Loft Room

Velux window to rear

OUTSIDE

Rear Garden

Enclosed with paved and entry leading to front





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