



Offers Over £200,000

Larch Walk, Yardley, Birmingham, B25 8QP

- Beautifully Presented End Terrace Home
- Three Bedrooms
- Hallway
- Lounge
- Kitchen Diner
- Guest W.C
- First Floor Bathroom
- Front and Rear Gardens
- Early Viewing Essential
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: C
Potential: C

Council tax band

Band = B

**** BEAUTIFULLY PRESENTED END TERRACE HOUSE ** TWO DOUBLE BEDROOMS & GOOD SIZE SINGLE BEDROOM ** FREEHOLD ****

TAKE A STEP ONTO THE PROPERTY LADDER WITH THIS WELL PRESENTED, END TERRACE HOUSE Situated on the popular LARCH WALK, YARDLEY. 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, GUEST W.C. and rear garden on the ground floor with TWO DOUBLE BEDROOMS, GOOD SIZE SINGLE BEDROOM and FAMILY BATHROOM to the first floor.

The property benefits from central heating and double glazing where specified

Energy Performance Certificate C

APPROACH

Access is gained via pathway with lawed area either side leading to:

Hallway

Stairs to the first floor, central heating radiator, storage cupboard and doors off:

Kitchen Diner

14'6 x 9'6 (4.42m x 2.90m)

Double glazed window to front, fitted with a range of wall base and drawer units with worksurface over, stainless steel sink and drainer with taps over.

Lounge

14'5 x 11'10 (4.39m x 3.61m)

Double glazed window and door to rear and central heating radiator.

Guest W.C

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

Lobby

Door to garden

FIRST FLOOR

Landing

Loft access, storage cupboard and doors off:

Bedroom One

14'9 x 9'9 (4.50m x 2.97m)

Double glazed window to rear and central heating radiator.

Bedroom Two

11'3 x 9'8 (3.43m x 2.95m)

Double glazed window to front and central heating radiator.

Bedroom Three

5'10 x 11'1 (1.78m x 3.38m)

Double glazed window to rear and central heating radiator.

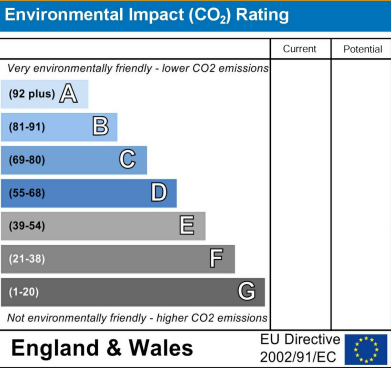
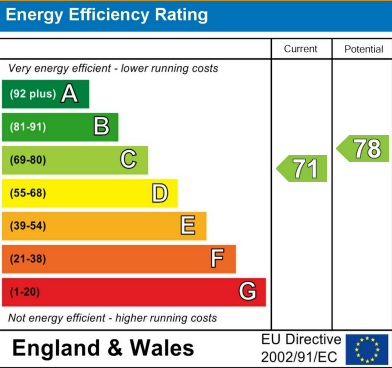
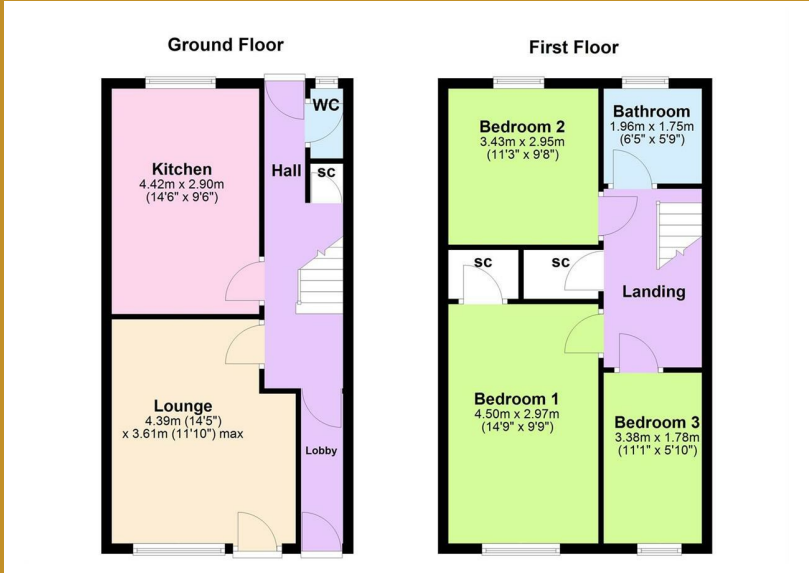
Bathroom

Double glazed frosted window to front, suite comprising low level w.c, panelled bath with shower over, wash hand basin and central heating radiator.

OUTSIDE

Rear Garden

Enclosed with rear access and being mainly slabbed.





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