

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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



Gleneagles Road, Birmingham | Offers Over £240,000

**** EXTENDED SEMI DETACHED HOUSE ** OPEN PLAN LOUNGE DINING ROOM ** THREE BEDROOMS ** SOUGHT AFTER LOCATION ** REAR GARAGE & OUTBUILDINGS ****

AN OPPORTUNITY TO PURCHASE THIS FAMILY HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION IN YARDLEY!! PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!!

This EXTENDED semi detached house is accessed via a front garden leading to a porch with front door to: the accommodation comprises:- OPEN PLAN LOUNGE DINING ROOM, KITCHEN & GUEST W.C and private rear garden with THREE BEDROOMS and SHOWER ROOM to the first floor.

The property benefits from central heating and part double glazing both where specified.

TO THE REAR OF THE PROPERTY IS A GOOD SIZE GARAGE WITH PLAYROOM, POTTING SHED AND STORAGE ROOM.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating: E

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Approach

Lounge
34/7 x 9'11 (10.36m/2.13m x 3.02m)
Window to front, three central heating radiators, stairs to the first floor and double glazed patio to rear

Kitchen
9'7 x 9'11 (2.92m x 3.02m)
Double glazed window to rear, door to rear, fitted with wall base and drawer units with worksurface over sink and drainer with mixer tap, oven hob and extractor.

W.C
low level w.c.

FIRST FLOOR

Landing
Window to side and loft access.

Bedroom
10'1 x 9'11 (3.07m x 3.02m)
Window to front and central heating radiator.

Bedroom
9'11 x 9'11 (3.02m x 3.02m)
Window to rear and central heating radiator.

Bedroom
6'7 x 5'7 (2.01m x 1.70m)
window to front

Shower Room
Window to rear, low level w.c, wash hand basin and shower

OUTSIDE

Rear Garden
Enclosed with slabbed area and access to:

Rear Garage, Potting Shed & Store Room & Play Room

