



Offers Over £160,000

Preston Road, Yardley, Birmingham, B26 1TG

- Traditional Terrace Home
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- First Floor Bathroom
- Front & Rear Garden
- Ideal First Time Buy or Buy to Let Property
- In Need of Updating
- Close to Local Schools, Shop & Transport Links
- EARly Viewing Essential

EPC Rating

Current: D
Potential: B

Council tax band

Band = A

**** TERRACE HOME ** TWO
BEDROOMS ** TWO RECEPTION
ROOMS ** IN NEED OF SOME
UPDATING ** IDEAL FIRST TIME BUY **
CLOSE TO ALL LOCAL AMENITIES ***

THIS TRADITIONAL TERRACE HOME IS
FIRST TIME BUY / OR BUY TO LET
PROPERTY.

EARLY VIEWING is essential on this
property to avoid disappointment !
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 TO ARRANGE A VIEWING.

The property is accessed via a front
garden with front door leading to:
TWO RECEPTION ROOMS, KITCHEN
and rear garden to the ground floor.
To the first floor there are TWO
DOUBLE BEDROOMS, FAMILY
BATHROOM.

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

EPC - D

APPROACH

Access is gained via front garden
leading to:

Porch

with door to:

Reception One

11'4 x 12'7 (3.45m x 3.84m)

Double glazed bay window to front,
central heating radiator and double
doors to:

Reception Two

12'7 x 11' (3.84m x 3.35m)

Double glazed window to rear, central
heating radiator, feature fireplace,
door to stairs and door to:

Lobby

Storage cupboard.

Kitchen

16'9 x 6'10 (5.11m x 2.08m)

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

Work Shop

7'9 x 7'5 (2.36m x 2.26m)

Double glazed window to side

FIRST FLOOR

Landing

Loft access, double glazed window to
side and doors off:

Bedroom One

14'7 x 11'3 (4.45m x 3.43m)

Double glazed window to front and central heating radiator.

Bedroom Two

11'6 x 11'4 (3.51m x 3.45m)

Double glazed window to rear and central heating radiator.

Bathroom

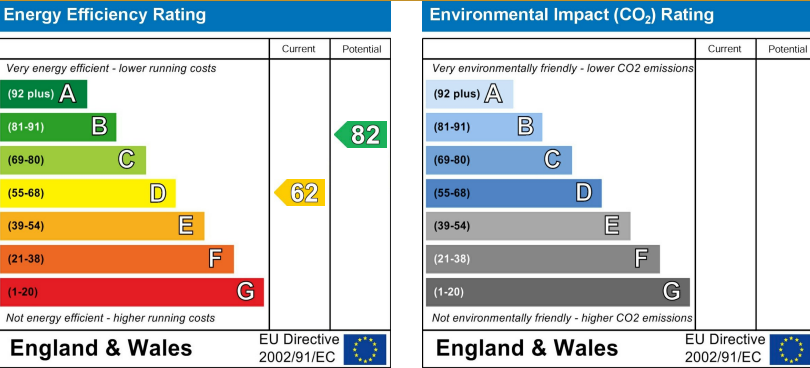
8'8 x 6'10 (2.64m x 2.08m)

Double glazed frosted window to rear, suite comprising w.c, wash hand basin and panelled bath with shower over.

OUTSIDE

Rear Garden

Being enclosed with access to side ally





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