



Waterloo Road, Yardley Birmingham

burcell
edwards



Property Description

TWO RECEPTIONS! This **THREE BEDROOM** semi-detached is **VERY TIDY** and ready to move into! This property currently has a **SITTING TENANT** who is keen to stay, has been there 8 years and very reliable! This is open to all buyers with the preference of an investor but not to be discounted by FTB or FAMILYS!

Reception Room One

11' 5" x 12' 1" max (3.48m x 3.68m max)

Double glazed window to front elevation, central heating radiator and doorway into:

Reception Room Two

12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to rear elevation, central heating radiator and understairs storage cupboard.

Kitchen

15' 10" x 5' 11" (4.83m x 1.80m)

Two double glazed windows to side elevation, a range off wall and base units with work surface over incorporating a sink with drainer, gas hob, built in cooker, space and plumbing for washing machine, tiled to splash prone areas, wood effect laminate flooring, central heating radiator and single glazed door into:

Lobby

Double glazed door to rear elevation and storage cupboard.

Bathroom

5' 8" x 7' 8" (1.73m x 2.34m)

Double glazed window to side elevation, panelled bath with shower over. low level flush W.C, wash hand basin, central heating radiator and tile effect vinyl flooring.

Landing

Loft access.

Bedroom One

11' 5" x 11' 11" max (3.48m x 3.63m max)
Double glazed window to front elevation, built in storage cupboard and central heating radiator,

Bedroom Two

8' 5" x 12' 5" (2.57m x 3.78m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

15' 8" x 6' (4.78m x 1.83m)
Double glazed window to rear elevation and central heating radiator.

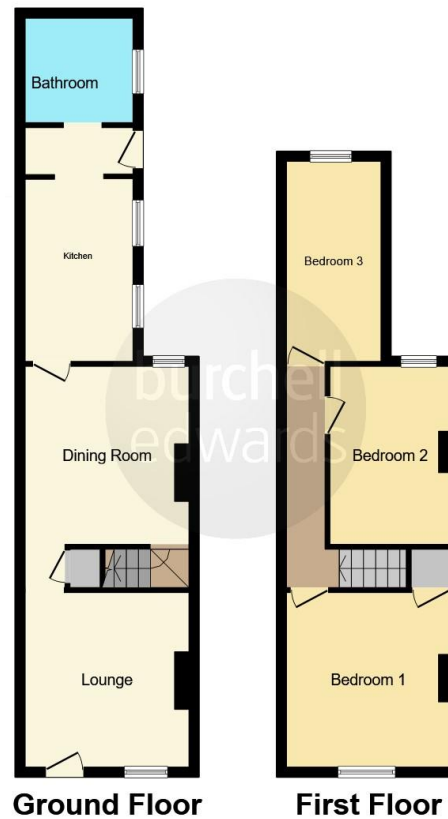
Rear Garden

Paved leading to stone area, encing to all boundaries and side access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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