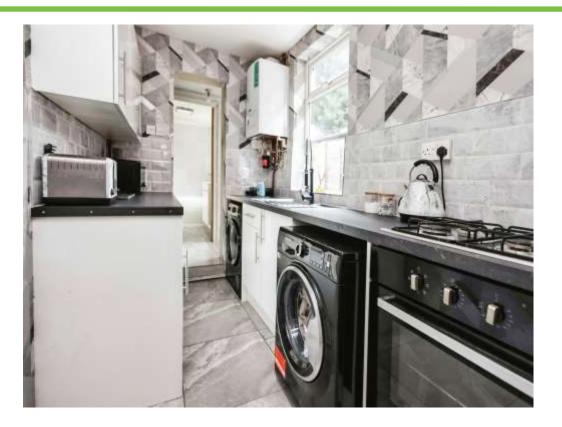


Church Road, Yardley, Birmingham



Church Road, Yardley, Birmingham, B25 8UT

for sale **£190,000**



Property Description

FIRST TIME BUYER! This TWO DOUBLE BEDROOM mid terrace is a great step on the ladder and in a very conviennt location in YARDLEY! Haveing TWO reception rooms, modern kitchen and bathroom as well as being close to local shops and transport routes into BIRMINGHAM CITY CENTRE you need to CALL NOW!

Front Garden

Lawned frotange with pathway and shrubs to borders.

Entrance Porch

Double glazed door and window to front elevation and door into:

Front Reception Room

11' into recess x 13' 11" into bay (3.35m into recess x 4.24m into bay)

Anthracite double glazed door to front elevation, double glazed bay window to front elevation, central heating radiator and door into:

Inner Lobby

Under stairs storage and open door way into:

Lounge

11' 3" x 11' 1" max (3.43m x 3.38m max) Double glazed window to rear elevation, stairs leading to first floor accommodation and door into:

Kitchen

9' 7" x 6' (2.92m x 1.83m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine, gas hob, cooker, tiling to splash prone areas and tiled flooring.

Second Inner Lobby

Tiled flooring and door into:

Ground Floor Bathroom

5' 10" x 7' 7" (1.78m x 2.31m)

Double glazed window to side elevation, fully tiled, low level flush W.C, panelled bath with shower over, wash hand basin with storage and heated towel rail.

Rear Garden

Paved patio area leading to lawn with fencing to all boundaries.





Landing

Loft access and doors off into:

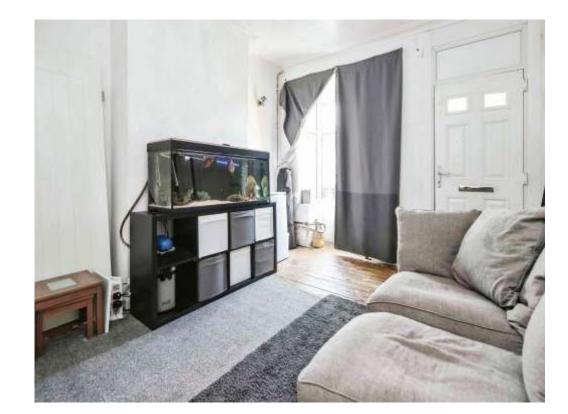
Bedroom Two

11' 3" x 11' into recess (3.43m x 3.35m into recess)

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

Bedroom One

11' 1" into recess x 12' 4" (3.38m into recess x 3.76m) Double glazed window to front elevation and central heating radiator.











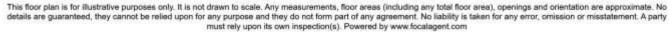






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To view this property please contact Burchell Edwards on

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2208 Coventry Road Sheldon BIRMINGHAM B26 3JH

EPC Rating: D

Tenure: Freehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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