



Church Road, Yardley, Birmingham





Property Description

FIRST TIME BUYER! This TWO DOUBLE BEDROOM mid terrace is a great step on the ladder and in a very convenient location in YARDLEY! Having 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 frontage 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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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