



Stockfield Road, Yardley, Birmingham







## Property Description

A great opportunity for a first time buyer or investor. Three good sized bedrooms and two reception rooms this terraced property will not be around for long. Close to amenities, schools and local transport links such as the A45, M42, bus routes leading to Birmingham International airport and train station! Please call on 0121 742 1725 before its gone

## Lounge

11' 2" max x 11' 6" ( 3.40m max x 3.51m )  
Double glazed window to rear elevation and central heating radiator.

## Dining Room

13' 2" into bay x 11' 6" max ( 4.01m into bay x 3.51m max )  
Double glazed bay window to front elevation, door to front elevation and central heating radiator.

## Kitchen

14' 5" x 5' 10" ( 4.39m x 1.78m )  
Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, cooker hood, space and plumbing for washing machine and tiling to splash prone areas.



## Landing

### Bedroom One

11' x 11' ( 3.35m x 3.35m )

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

### Bedroom Two

11' 2" max x 11' 6" ( 3.40m max x 3.51m )

Double glazed window to rear elevation, central heating radiator and loft access via hatch.

### Bedroom Three

14' 1" max x 5' 7" ( 4.29m max x 1.70m )

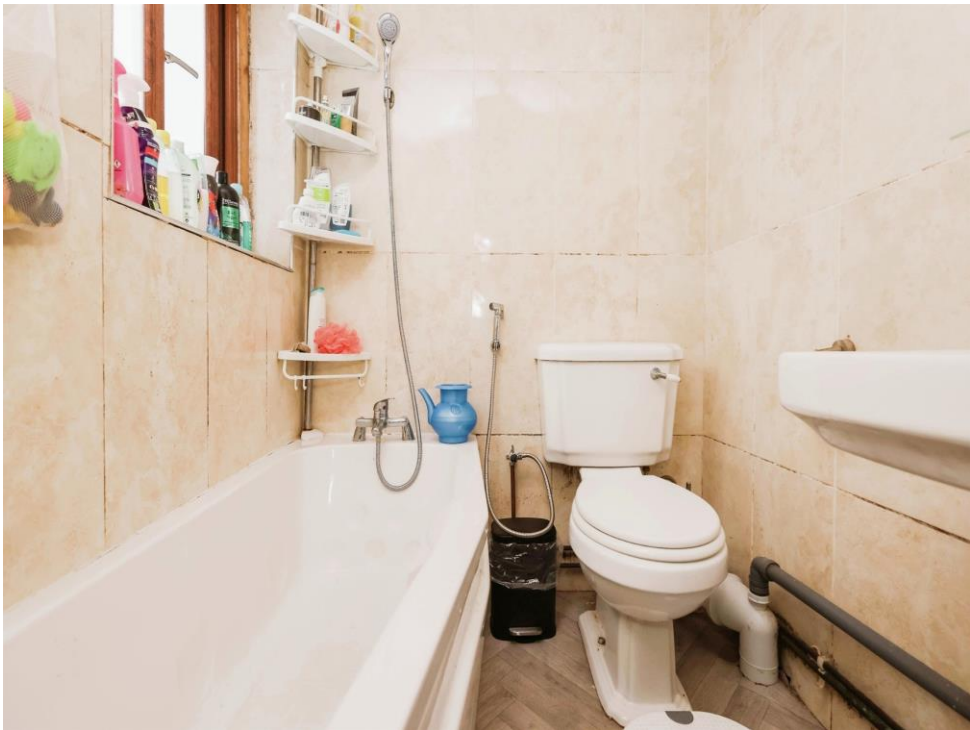
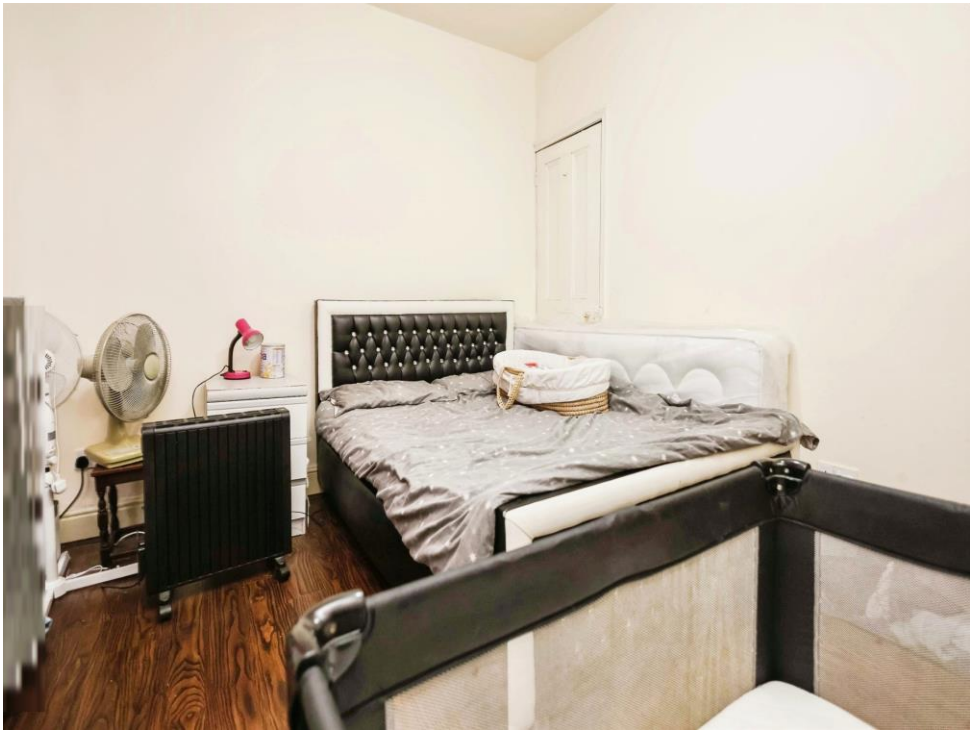
Double glazed window to rear elevation and central heating radiator.

### Bathroom

Bath, W.C, wash hand basin, heated towel rail, extractor fan and tiling to walls.



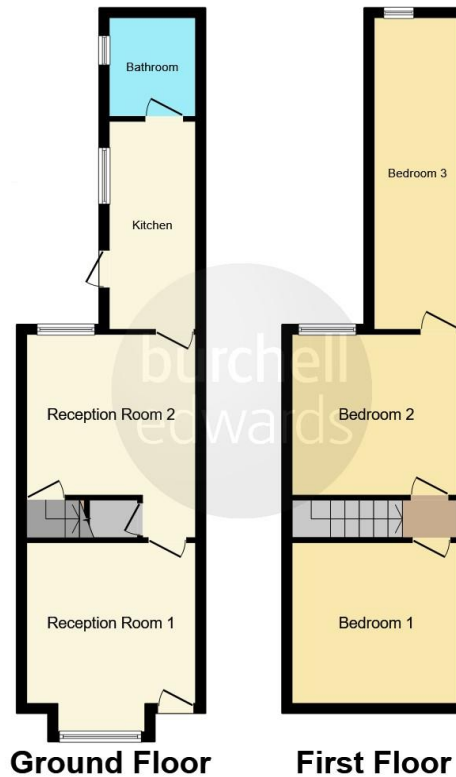












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: C**

Tenure: Freehold

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