



Preston Road, Yardley Birmingham

**burcell**  
edwards





## Property Description

We highly recommend an early viewing of this traditional terraced property. Situated on a popular road, it offers convenient access to both the Yew Tree and Swan shopping areas, as well as schools and transportation links nearby. The property features three bedrooms, a lounge, dining area, kitchen, downstairs bathroom, double glazing, gas central heating system, and a rear garden. Don't miss out on this opportunity to see all that this home has to offer!

## Entrance Hallway

Door to front elevation and laminate flooring.

## Lounge

11' x 12' 2" max ( 3.35m x 3.71m max )

Double glazed window to rear elevation, two central heating radiators and laminate flooring.

## Dining Room

12' 6" into bay x 8' 10" into recess ( 3.81m into bay x 2.69m into recess )

Double glazed bay window to front elevation, laminate flooring, central heating radiator and gas fire.

## Kitchen

6' 6" x 12' 4" ( 1.98m x 3.76m )

Door and window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for oven, space for fridge freezer, tiled flooring and tiling to splash prone areas.



## Bedroom One

12' 1" into chimney x 10' 2" ( 3.68m into chimney x 3.10m )

Double glazed window to front elevation, central heating radiator, laminate flooring and decorative fire place.

## Bedroom Two

11' 2" x 11' into chimney ( 3.40m x 3.35m into chimney )

Double glazed window to rear elevation, central heating radiator and laminate flooring.

## Bedroom Three

6' 9" x 6' 6" ( 2.06m x 1.98m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to side elevation, .WC, wash hand basin, shower over bath, central heating radiator and full height tiling.

## Rear Garden

Laid to lawn, outside tap, flower beds, pathway and fencing to all boundaries.















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: E**

**Tenure: Freehold**

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