



Preston Road, Yardley, Birmingham

**burchell**  
edwards



Preston Road, Yardley, Birmingham, B26 1TQ

for sale offers over  
**£190,000**



### Property Description

A well presented and much improved, traditional style, two bedroom, mid terrace property with a first floor bathroom. Accommodation comprises entrance hallway, lounge, dining room, extended kitchen, two double bedrooms and bathroom. Property further benefits from double glazing, gas central heating, and rear garden. A fantastic first purchase in a much sought after location.

### Lounge

10' 3" x 8' 8" next to bay ( 3.12m x 2.64m next to bay )

Double glazed bay window to front elevation and central heating radiator.

### Dining Room

12' 2" x 11' 3" ( 3.71m x 3.43m )

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

### Kitchen

20' 4" max x 6' 7" max ( 6.20m max x 2.01m max )

Double glazed window and door to side elevation, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, dishwasher and central heating radiator.



## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

12' 2" x 10' 3" ( 3.71m x 3.12m )

Double glazed window to front elevation, central heating radiator and small fitted cupboard.

## Bedroom Two

11' 3" x 9' 2" ( 3.43m x 2.79m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, electric shower, half tiled walls and storage housing central heating boiler.

## Rear Garden

Landscaped garden with slabbed patio and rear access.













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EPC Rating: Awaiting  
 Council Tax Band: A

Tenure: Freehold

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