



# Preston Road, Yardley, Birmingham

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## 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

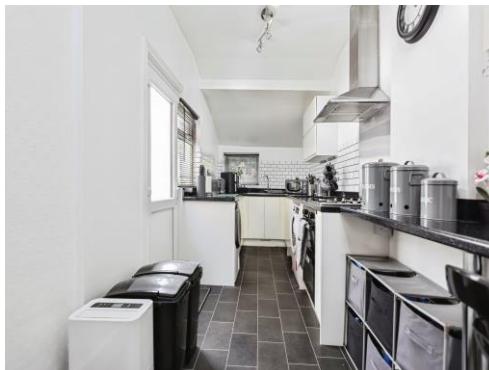
12' 2" x 11' 3" ( 3.71m x 3.43m )

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.

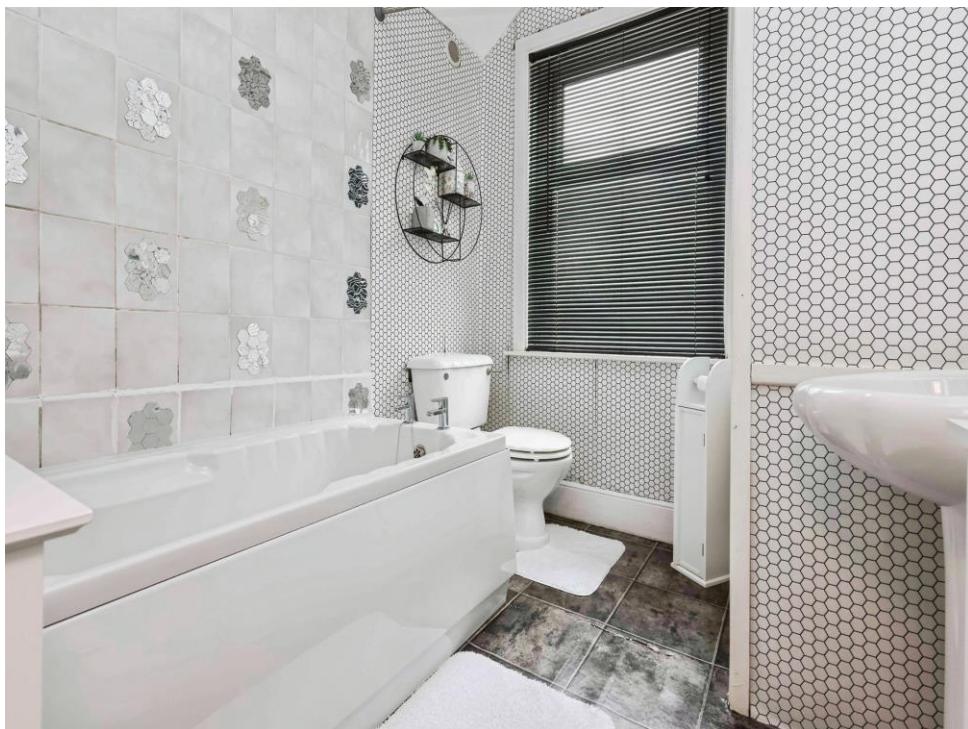
## Bathroom

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.









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:  
 Awaited

Council Tax  
 Band: A

Tenure: Freehold

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