



Aldershaw Road, Birmingham

burchell
edwards

Aldershaw Road, Birmingham, B26 1HN

for sale
£270,000



Property Description

A traditional style three bedroom extended semi-detached property, situated in a sought after location of South Yardley. Accommodation comprises entrance porch, entrance hallway, through lounge, fitted extended breakfast kitchen, and utility. First floor has three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating, off road parking, rear garden and rear garage (in need of repair). A fantastic family home.

entrance Hallway

Double glazed door to front elevation, central heating radiator, stairs to first floor accommodation, wood effect laminate flooring and all doors off.

Lounge

9' 8" max x 25' 3" into bay (2.95m max x 7.70m into bay)

Double glazed bay window to front elevation, two central heating radiators, feature fire with surround and space for inset electric fire, double glazed double opening doors to rear elevation.

Kitchen

8' 6" x 15' 10" (2.59m x 4.83m)

Double glazed windows to side and rear elevations, a range of wall and base units with roll top work surface over incorporating a sink with drainer unit, built in cooker, hob and extractor, space for appliances, built in under stairs storage cupboard, tiled flooring, central heating radiator, breakfast bar, double glazed door to rear elevation and door into utility room.

Side Passage/Utility Room

3' 1" x 12' 6" (0.94m x 3.81m)

Double glazed door to front elevation, space and plumbing for washing machine, tiled flooring, central heating radiator,



Landing

Double glazed window to side elevation, loft access with ladders and all doors off.

Bedroom One

12' 7" into bay x 8' 2" max (3.84m into bay x 2.49m max)

Double glazed bay window to front elevation, central heating radiator, fitted wardrobes.

Bedroom Two

12' 3" into bay x 9' 4" max into wardrobes (3.73m into bay x 2.84m max into wardrobes)

Double glazed bay window to rear elevation, fitted wardrobes with mirrored sliding doors, central heating radiator.

Bedroom Three

5' 8" x 6' 8" (1.73m x 2.03m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, fully tiled walls, heated towel rail, paneled bath with shower over.

Rear Garden

Outside tap, raised patio area with steps leading down to lawn, fencing to all boundaries, security lighting.

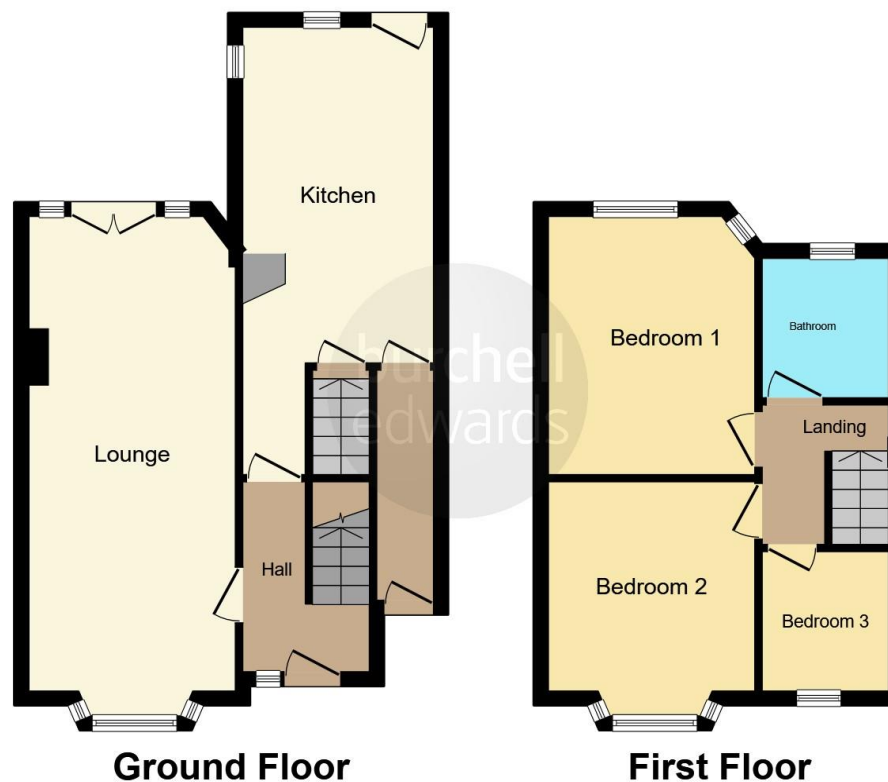
Garage

Double opening doors to front elevation, window to rear elevation.









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 Council Tax
 Band: C

Tenure: Freehold

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