



Yockleton Road, Birmingham

**burchell
edwards**



Property Description

TWO BEDROOMS! This **EXTENDED** semi detached property is in a great location and is just perfect for a **FAMILY** or **FIRST TIME BUYER!** The property is just ready for you to put your own mark on it, this will not be around long! Close to transport routes and shops and a short journey into the **CITY CENTRE!** **CALL NOW BEFORE IT IS TOO LATE** ON 01217427125!!!!

Entrance Porch

Double glazed windows to side and front elevations, electric and gas meters housed.

Entrance Hallway

Double glazed door to front elevation and central heating radiator.

Lounge

15' 9" into recess x 13' 5" next to bay (4.80m into recess x 4.09m next to bay)
Double glazed bay window to front elevation, gas fire place and laminate flooring.

Kitchen

15' 9" x 6' 3" (4.80m x 1.91m)
Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted gas hob and oven, central heating radiator, tiling to walls and laminate flooring.

Utility Room

9' 9" x 8' 8" (2.97m x 2.64m)
Double glazed windows to side and rear elevations, wooden door to rear elevation, central heating radiator, tiled flooring, space and plumbing for washing machine and dishwasher.

Landing

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

Bedroom One

15' 9" into recess x 9' 2" (4.80m into recess x 2.79m)

Two double glazed windows to front elevation, central heating radiator and storage over stairs.

Bedroom Two

10' 10" x 8' 3" (3.30m x 2.51m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower, central heating radiator, extractor, tiling to walls.

Front Garden

Driveway providing off road parking and access to garage.

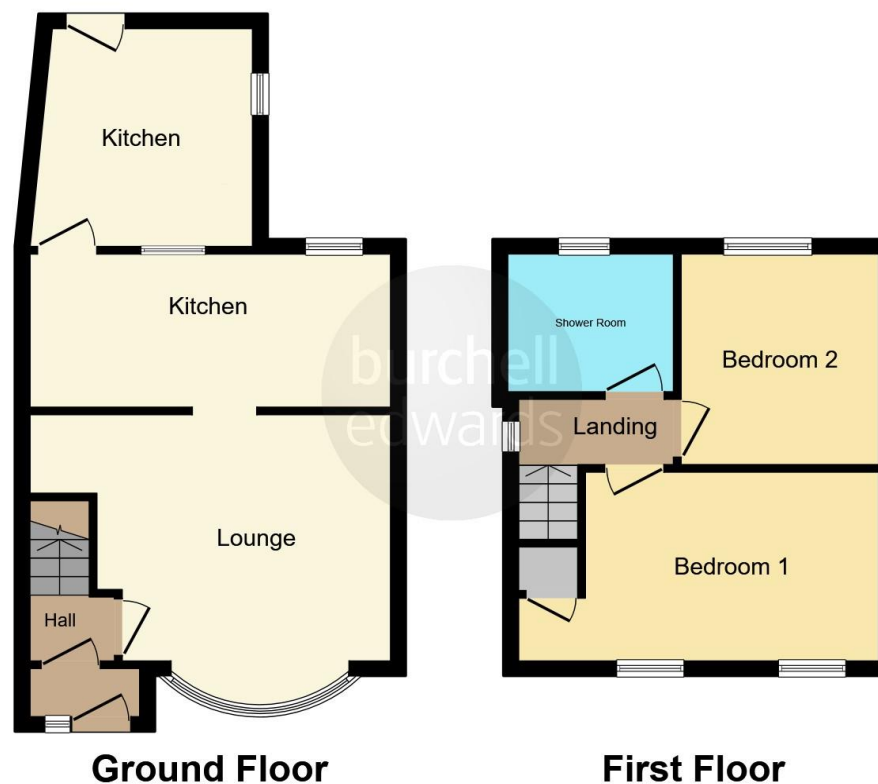
Rear Garden

Fencing to boundaries and laid to lawn.









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

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210978



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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