



Kew Gardens, BIRMINGHAM

burchell
edwards



Property Description

SUPER LOCATION! This two bedroom mid terrace is situated in a quiet corner of Yardley, comes with great space and **NO WORK NEEDED** as it is **READY TO MOVE INTO**. The property has a garden room which stretches the full width of the property! Call now as this property won't be around for long! CALL US ON 0121 742 1725!!!!!! BE QUICK!!!!!!

Entrance Porch

Double glazed door to side elevation, double glazed windows to side and front elevations.

Guest W.C

Double glazed window to front elevation, low level flush W.C, wash hand basin.

Entrance Hallway

Stairs leading to first floor accommodation, central heating radiator, wood effect laminate flooring and all doors off.

Lounge

13' 5" x 14' 11" (4.09m x 4.55m)
wood effect laminate flooring, built in under stairs storage cupboard, feature fire and surround with space for inset electric fire, central heating radiator, double glazed double opening doors into conservatory.

Garden Room

12' 4" x 9' 8" (3.76m x 2.95m)
Double glazed double opening doors to rear elevation and tiled flooring.

Kitchen

10' 3" x 8' 4" (3.12m x 2.54m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer unit, built in cooker, hob and extractor, space and plumbing for washing machine, space for appliances, tiling to splash prone areas and central heating radiator.

Landing

Loft access via hatch and all doors off.

Bedroom One

11' 1" x 14' 9" (3.38m x 4.50m)

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

Bedroom Two

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

Double glazed window to front elevation, central heating radiator.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle, central heating towel rail, fully tiled, airing cupboard.

Rear Garden

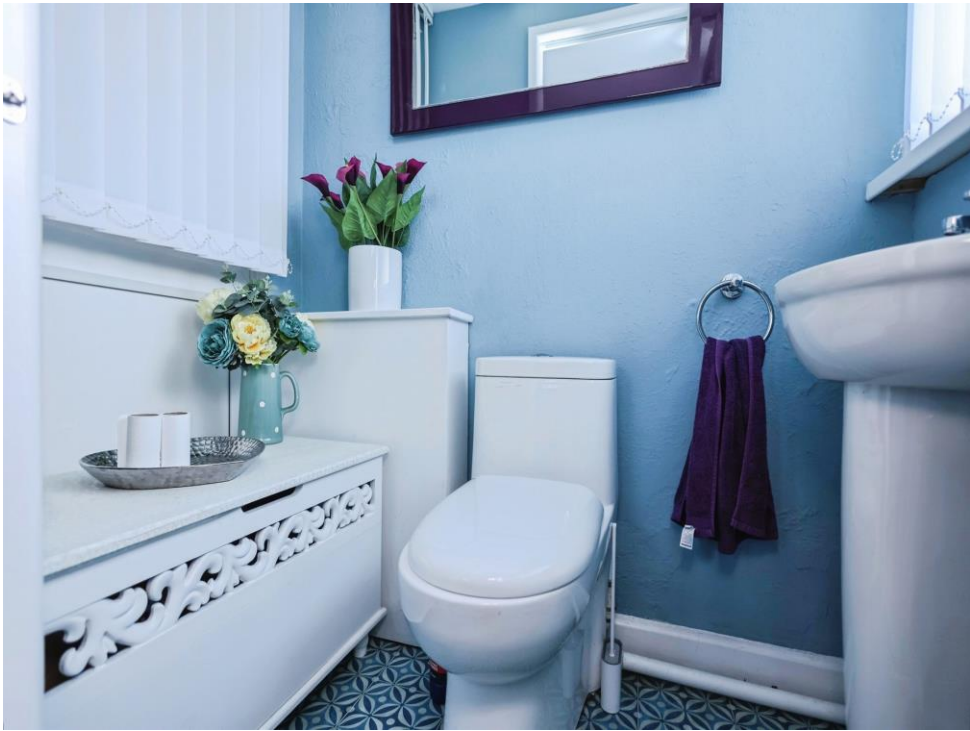
Low maintenance rear garden with fencing to boundaries, access to garage.

Garage

7' 7" x 16' 4" (2.31m x 4.98m)

Power and lighting.









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210868



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