



Waterloo Road, Yardley, BIRMINGHAM





# Waterloo Road, Yardley, BIRMINGHAM, B25 8JS

for sale  
**£230,000**



## Property Description

BEAUTIFULLY PRESENTED! This THREE bedroom terrace is in a very popular location and is just perfect for a FIRST TIME BUYER or investor looking for something ready to move into! With a modern bathroom & kitchen and being close to local transport routes and shops this will not be around long! CALL NOW BEFORE ITS GONE ON 0121 742 1725!!!!

## Entrance Hallway

Door to front elevation and central heating radiator.

## Guest W.C

W.C, wash hand basin and tiled flooring.

## Lounge

11' 5" x 10' 9" ( 3.48m x 3.28m )  
Double glazed window to rear elevation and central heating radiator.

## Dining Room

11' 4" x 9' 8" ( 3.45m x 2.95m )  
Double glazed bay window to front elevation and central heating radiator.

## Kitchen

9' 10" x 7' 5" ( 3.00m x 2.26m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted electric hob and oven, space and plumbing for washing machine, laminate flooring, tiling to splash prone areas, central heating radiator and central heating boiler housed.

## Utility Room

7' 2" x 7' 3" ( 2.18m x 2.21m )  
Double glazed window to side elevation, central heating radiator and base storage units.



## Landing

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

## Bedroom One

11' 10" x 11' 5" ( 3.61m x 3.48m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

11' 8" max x 11' 4" into recess ( 3.56m max x 3.45m into recess )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

8' 7" x 5' 6" ( 2.62m x 1.68m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, separate shower and central heating radiator.

## Rear Garden

Laid to lawn, slabbed patio and fencing to all boundaries.

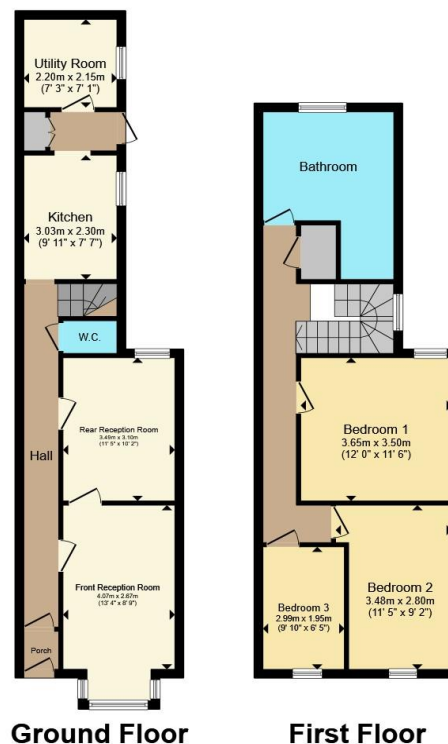












Total floor area 99.8 m<sup>2</sup> (1,074 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHL211304](http://burchelledwards.co.uk/Property/SHL211304)



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHL211304 - 0003