











# **Property Description**

This charming two-bedroom mid-terraced property offers a fantastic opportunity for first-time buyers or investors alike.

Conveniently located less than half a mile from Tyseley Train Station, it provides excellent transport links to Birmingham City Centre, making it ideal for commuters. The home boasts a well-sized living area, a kitchen, and the added convenience of a downstairs WC. Upstairs, you'll find two generously proportioned bedrooms, with the master bedroom benefiting from an ensuite bathroom. With a low-maintenance rear garden and situated in a popular residential area, this property is ready to move into and presents great potential for growth. Don't miss out on this superb opportunity!

### **Entrance Porch**

Door to front elevation and double glazed windows to front and side elevations.

# **Entrance Hallway**

Door to front elevation.

### Cloakroom

Double glazed obscure window to rear elevation, W.C and wash hand basin with vanity storage.

# Lounge

10' 6" into recess x 11' 3" into bay ( 3.20m into recess x 3.43m into bay )

Double glazed bay window to front elevation and central heating radiator.

## **Dining Room**

10' 6" x 11' 2" ( 3.20m x 3.40m )

Double glazed door to rear elevation, central heating radiator, storage under stairs and stairs to first floor accommodation.

#### Kitchen

18' 9" x 5' 1" ( 5.71m x 1.55m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, gas hob, central heating boiler, space and plumbing for washing machine.

### **Bedroom One**

11' 6" x 10' 6" into recess (  $3.51\,\text{m}$  x  $3.20\,\text{m}$  into recess )

Double glazed window to rear elevation and central heating radiator.

# **Bedroom Two**

10' 10" x 10' 7" into recess (  $3.30 \mbox{m}$  x  $3.23 \mbox{m}$  into recess )

Double glazed window to front elevation and central heating radiator.

## **En-Suite**

Double glazed obscure window to rear elevation, walk in shower, W.C, wash hand basin with vanity storage, heated towel rail and tiling to walls.

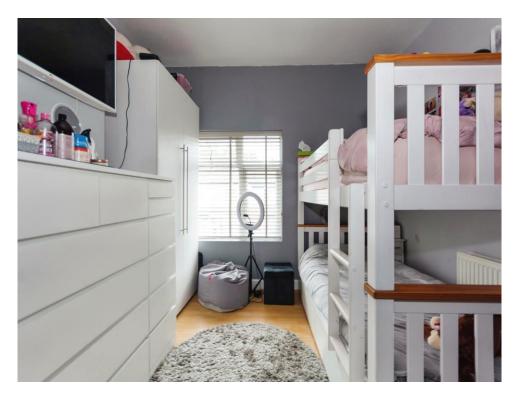
## Rear Garden

Slabbed patio, laid to lawn and fencing to boundaries.

















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