

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Wharf Road, Tyseley | Offers Over £160,000

**\*\* CASH BUYERS ONLY \*\* TRADITIONAL TERRACE HOME \*\* TWO BEDROOMS \*\* IN NEED OF SOME MODERNISATION \*\* NO UPWARD CHAIN! \*\***

This TERRACE HOME is situated in on WHARF ROAD, TYSELEY AND IS AN IDEAL FIRST TIME BUYER PROPERTY OR FOR INVESTMENT!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING TODAY!

Accessed via a front garden and leading to front door, accommodation comprises: entrance, THROUGH LOUNGE, KITCHEN, STORE ROOM and REAR GARDEN on the ground floor. TWO BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

The Property is in need of some modernisation.

Energy Performance Certificate : D

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APPROACH

Access is gain via front garden leading to front door:

Through Lounge  
23'3 x 13'1 (7.09m x 3.99m )

Double bay window to front, double glazed window to rear, central heating radiator:

Lobby

Stairs to first floor and central heating radiator

Kitchen  
10'5 x 7'6 (3.18m x 2.29m )

Double glazed window to side, door to side. Fitted with a range of wall base and drawer units with work surface over incorporating sink and drainer with mixer tap over.

Store Room  
5'8 x 6'9 (1.73m x 2.06m )

Door to side

FIRST FLOOR

Landing

Doors off:

Bedroom One  
15 x 11'5 (4.57m x 3.48m )  
Two double glazed windows to front and central heating radiator

Bedroom Two  
12 x 11'5 (3.66m x 3.48m )  
Double glazed window to rear and central heating radiator.

Bathroom  
10'5 x 7'7 (3.18m x 2.31m )  
Double glazed frosted window to rear, suite comprising low level w.c, pedestal wash hand basin, panelled bath.

OUTSIDE

Rear Garden  
Being laid to lawn

