

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Aldershaw Road, Birmingham | Offers Over £240,000

**\*\* WELL PRESENTED SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* THROUGH LOUNGE \*\* GREAT LOCATION \*\* IDEAL FIRST TIME BUY \*\* NO UPWARD CHAIN \*\***

THIS FAMILY HOME LOCATED ON THE POPULAR ALDERSHAW ROAD, SOUTH YARDLEY, is an ideal first time buy or family home

This SEMI DETACHED HOUSE is approached via a DRIVEWAY leading to a double glazed entrance door with accommodation comprising of: entrance hallway, THROUGH LOUNGE, KITCHEN, family rear garden and REAR GARAGE on the ground floor. To the first floor there are THREE BEDROOMS and a family bathroom.

The property benefits from central heating and double glazing both where specified.

POTENTIAL TO EXTEND TO THE REAR (subject to planning)

\* CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING \*

Energy Performance Rating : awaiting

[www.primeestatesuk.com](http://www.primeestatesuk.com)

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### Additional Information

Mobile Coverage

EE - 84%

3 - 79%

VODAFONE - 77%

O2 -69%

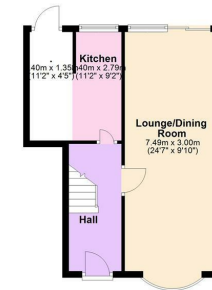
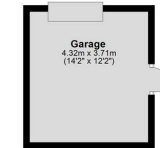
View broadband availability

Standard 8 Mbps 0.8 Mbps Good

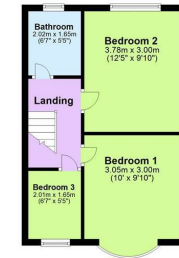
Superfast 61 Mbps 18 Mbps Good

Ultrafast 1800 Mbps 1000 Mbps

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		