

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Stuarts Road, Birmingham | Offers Over £300,000

**** NO UPWARD CHAIN ** BEAUTIFULLY PRESENTED LINKED DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND (subject to planning) ** SOUGHT AFTER LOCATION ** THREE DOUBLE BEDROOMS ** ONLINE 360 VIRTUAL TOUR AVAILABLE ****

AN OPPORTUNITY TO PURCHASE A SUPERB FREEHOLD RESIDENCE , located in one of the premier roads in YARDLEY, This is a fabulous opportunity to buy this PROPERTY EARLY VIEWING IS ESSENTIAL.
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for multiple vehicles also allowing access to the front of the property which comprises of: hallway, TWO RECEPTION ROOMS, KITCHEN WITH OVEN HOB & EXTRACTOR, GUEST W.C and GENEROUS REAR GARDEN (with potential to extend subject to planning) to the ground floor. To the first floor THREE DOUBLE BEDROOMS AND BATHROOM with walk in shower. The property benefits from central heating, double glazing both where specified. The property also has secure rear access,

Close to Local Schools, Shops & Transport Links.

Energy Performance Certificate : awaiting

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O2 - 78%
 View broadband availability
 Standard 18 Mbps 1 Mbps Good
 Superfast 80 Mbps 20 Mbps Good
 Ultrafast 1800 Mbps 220 Mbps

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Additional Information

Mobile Coverage

EE - 89%

3 - 83%

VODAFONE - 79%

Ground Floor

Room dimensions (ft x in):
 Hallway: 12' x 5'11"
 Living Room: 13'0" x 12'11"
 Dining Room: 11'0" x 11'0"
 Kitchen: 8'2" x 11'
 Terrace: 20'2" x 9'11"
 WC: 2'10" x 5'6"
 Data Passage: 2'0" x 5'51"

Floor 1

Room dimensions (ft x in):
 Landing: 10'2" x 11'4"
 Bedroom: 11'0" x 11'0"
 Bedroom: 11'0" x 11'0"
 Bedroom: 11'0" x 11'0"
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Approximate total area*

- 865 sq ft
- 80.2 m²

Balconies and terraces

- 217 sq ft
- 20.2 m²

Reduced headroom

- 11 sq ft
- 1.1 m²

* (1) Excluding balconies and terraces

Reduced headroom: Below 2.0m (6.5ft)

Calculations reference the BCS 09AS BC standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFESAG

