

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Gleneagles Road, Birmingham, B26 2HT

Offers In The Region Of £220,000



## Offers In The Region Of £220,000 Gleneagles Road, Birmingham, B26 2HT

- Semi Detached Home
- Three Bedrooms
- Lounge
- Kitchen Diner
- Storage Room
- Family Bathroom
- Driveway
- Rear Garden
- Ideal First Time Buy
- Energy Rating D

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = B

**\*\* SEMI DETACHED HOUSE \*\* KITCHEN  
DINER \*\* THREE BEDROOMS \*\*  
SOUGHT AFTER LOCATION \*\*  
DRIVEWAY \*\***

AN OPPORTUNITY TO PURCHASE THIS HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION IN YARDLEY!! .... PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!!

This semi detached house is accessed via a DRIVEWAY providing parking for two vehicles and leading to a double glazed front door the accommodation comprises:- hallway, LOUNGE, KITCHEN DINER, STORAGE ROOM and private rear garden with THREE BEDROOMS and BATHROOM to the first floor.

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

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

Energy Performance Rating: D

### APPROACH

Access is gained via dropped kerb with block paved driveway leading to front door:

### Hallway

Central heating radiator, stairs to first floor and doors to:

### Lounge

**9'11 x 11'6 (3.02m x 3.51m )**

Double glazed bay window to front and central heating radiator.

### Kitchen Diner

**15'5 x 11'5 (4.70m x 3.48m )**

Two double glazed windows to rear, door to side. Being fitted with a range of fitted wall and base units with work surface over incorporating sink and drainer with mixer tap over.

### Storage

### FIRST FLOOR

### Landing

Double glazed window to side, loft access and doors off:

### Bedroom

**9'5 x 11'3 (2.87m x 3.43m )**

Double glazed bay window to front and central heating radiator.

## Bedroom

9'11 x 11'3 (3.02m x 3.43m )

Double glazed window to rear and central heating radiator.

## Bedroom

5'11 x 5'2 (1.80m x 1.57m )

Double glazed window to front and central heating radiator.

## Bathroom

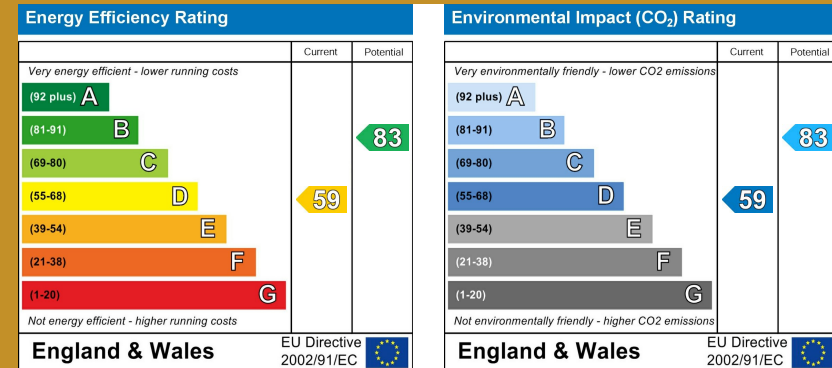
5'9 x 5 (1.75m x 1.52m)

Double glazed frosted window to rear, suite comprising panelled bath, low level w.c, wash hand basin and heated towel rail.

## OUTSIDE

### Rear Garden

Paved patio and being laid to lawn.





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