



Stoney Lane,  
**£115,000**

- Energy Rating D
- A Traditional Terraced Property
- Being Offered With No Chain
- Ideal FTB Or Investment Opportunity



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# Stoney Lane, Yardley, Birmingham

## £115,000

A STEP ON THE HOUSING LADDER. An early viewing is essential of this traditional terraced property which is also being offered with no chain. The property is in close proximity to the Yew Tree shopping area giving it great amenities right on your doorstep. The property would make the ideal first time buy or investment and comprises of two bedrooms, through lounge, fitted kitchen, downstairs bathroom, gas central heating system (\*not tested), part double glazed, rear garden. CALL TODAY. Energy Rating D.

### GROUND FLOOR

#### THROUGH LOUNGE

3.35m (max) x 8.22m (11'0" (max) x 27'0")

Having double glazed bay window to front, two radiators, stairs to first floor, door to rear garden and door to:

#### FITTED KITCHEN

1.83m x 3.01m (6'0" x 9'11")

Being fitted with a range of wall and base units with worksurfaces over, one and a half bowl sink and drainer unit, tiled to splash prone areas, built in gas oven and hob, integrated fridge/freezer and dishwasher, windows to side and access to:

#### LOBBY

Having door to rear garden, space for washing machine and door to:

#### DOWNSTAIRS BATHROOM

1.75m x 2.44m (5'9" x 8'0")

Being fitted with a three piece suite comprising of a double ended bath with an overhead shower, vanity wash hand basin, close coupled w/c, tiling to walls, heated towel rail and frosted window to rear.

### FIRST FLOOR

#### LANDING

Having doors to:

#### BEDROOM 1

3.37m (max) x 3.47m (11'1" (max) x 11'5")

Having double glazed window to front, overstairs storage cupboard and radiator.

#### BEDROOM 2

3.39m (max) x 3.78m (11'2" (max) x 12'5")

Having double glazed window to rear and radiator.

#### REAR GARDEN

Having a wooden decked patio area, stepping stones to a further block paved area, gate to rear and fencing to perimeter.

### FLOORPLAN

#### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

#### All Measurements

All Measurements are Approximate

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.