



Preston Road,
£160,000

- EPC Rating - E
- Three Bedroom Mid Terrace
- No Upward Chain
- Through Lounge / Dining Room



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Preston Road, Yardley, Birmingham

£160,000

NO UPWARD CHAIN! This traditional terraced property is situated on a sought after road, and is a must view. The property is within close proximity to both the Yew Tree and Swan shopping areas, offering a range of shops and amenities. It would make the ideal first time buy or investment property and comprises: Three bedroom son the first floor and on the ground floor has a through Lounge / dining room, fitted kitchen, utility area, refitted bathroom. It has a gas fired central heating system, mainly double glazed and has a garden to the rear. Current EPC Rating - E

GROUND FLOOR

ENTRANCE HALL

Having a door leading into:-

THROUGH LOUNGE

2.88m x 3.59m (9'6" x 11'9") -L Shape 3.88m x 3.41m (12'9" x 11'2")

Having a double glazed bay window to the front elevation, double glazed window to the rear elevation, two radiators, fireplace, door giving access to staircae leading to the first floor and athere is also a door leading through to:-

KITCHEN

2.10m x 2.68m (6'11" x 8'9")

Being fitted with a range of matching wall and base units with work surfaces over, fitted gas hob and built in electric oven, one and a half bowl stainless steel sink and drainer unit with mixer tap, doors to under stairs storage cupboards, double glazed window to the side elevation and a door leading through to:-

UTILITY AREA

2.13m x 1.79m (7'0" x 5'11")

Having plumbing for a washing machine, wall mounted gas boiler, double glazed window to the side elevation, door giving access to teh rear garden and a door leading through to:-

BATHROOM

2.12m x 1.83m (6'11" x 6'0")

Being refitted with a white three piece suite comprising of a panel bath with electric shower over and a shower screen, vanity sink unit, low level flush wc, radiator, tiling to splash prone areas and a frosted double glazedw indow to the rear elevation.

FIRST FLOOR

LANDING

Having a window to the side elevation, loft access and doors leading off to:-

BEDROOM 1

3.87m x 3.45m (12'8" x 11'4")

Having a double glazed window to the front elevation and a radiator.

BEDROOM 2

2.97m x 3.45m (9'9" x 11'4")

Having a double glazed window to the rear elevation and a radiator.

BEDROOM 3

2.13m x 2.59m (max) (7'0" x 8'6" (max))

Having a double glazed window to the rear elevation and a radiator.

REAR GARDEN

Having a patio area to forefront and being mainly laid to lawn with fencing to perimeter.

FLOORPLAN

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.