



£205,000

**Leafield Crescent, Stechford,
Birmingham, B33 9NB**

- End of Terrace House
- Three Bedrooms
- Ideal First time buyer/Investment Property
- Lounge
- Kitchen
- Driveway
- Conservatory
- Ground Floor Bathroom & Separate W.C
- Family Rear Garden
- Energy Rating C

EPC Rating

Current: C
Potential: C

Council tax band

Band = A

* END TERRACE HOUSE * THREE
BEDROOMS * CUL-DE-SAC LOCATION *
360 VIRTUAL TOUR AVAILABLE **

This END OF TERRACE HOUSE would be perfect for first time buyers or indeed investors. It is situated in a cul-de-sac location but close to all local amenities and schools.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING...DON'T LOSE OUT!

Accessed via a front garden area, the property comprises: entrance, hall, lounge, KITCHEN, BATHROOM, SEPARATE W.C, CONSERVATORY and GOOD SIZED REAR GARDEN to the ground floor with THREE GENEROUS BEDROOMS on the first floor. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate C

APPROACH

The property is accessed via a dropped kerb and leading to :-

Driveway

A driveway providing parking for your

vehicle with timber fencing to either side and leading to a double glazed entrance door.

Entrance Hall

Stairs to first floor landing. Radiator. Doorway leading into ground floor accommodation;-

Lounge

13'0" x 12'0" (3.96m x 3.66m)

Double glazed window to the front and radiator. Wood effect flooring. Under stairs storage cupboard.

Kitchen

11'1" x 8'7" (3.38m x 2.62m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath and extractor hood. Wall mounted, central heating boiler. Part tiling to the walls. Tiling to the floor area. Plumbing for a washing machine and dish washer. Double glazed window to the rear and double glazed door to the rear, allowing access to the conservatory. Additional door to the side leading into the bathroom.

Bathroom

Suite comprises of a panelled bath with a tap shower over and pedestal wash basin. Tiling to the walls and flooring. Heated towel rail.

Separate W.C

Low flush WC. Radiator. Tiling to the walls and flooring. Obscure double glazed window to the rear.

Conservatory

Double glazed windows to the rear and sides with double glazed French doors to the side allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Double glazed window to the side. Doors giving access to first floor accommodation;-

Bedroom One

Double glazed windows to the front and radiator. Wood effect flooring.

Bedroom Two

Double glazed window to the rear and radiator.

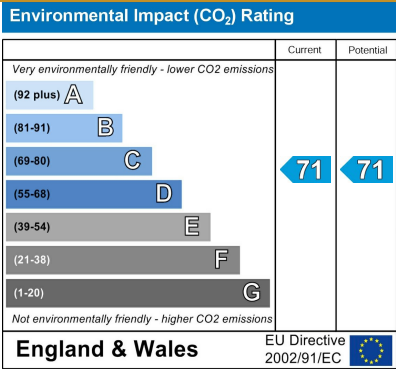
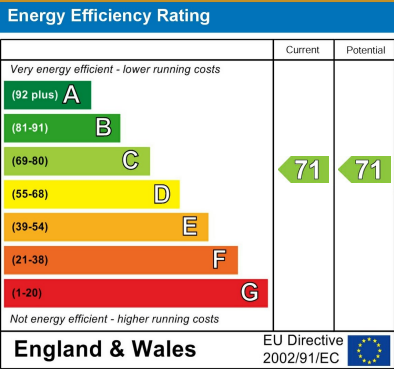
Bedroom Three

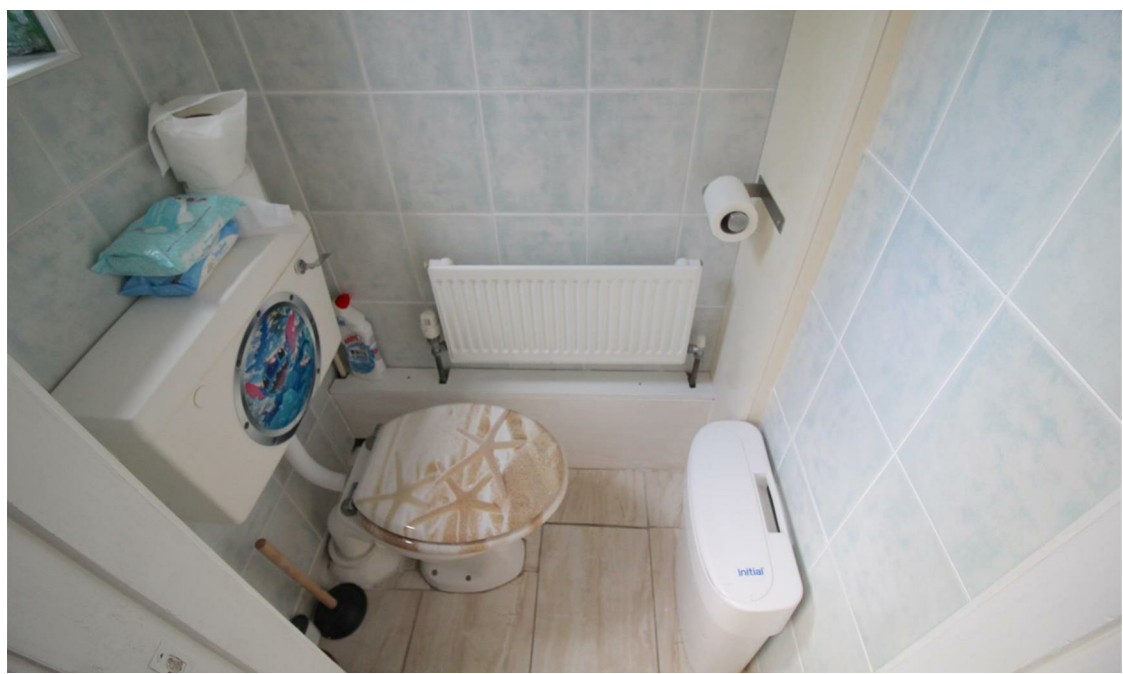
Double glazed window to rear and radiator. Wood effect flooring.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with a raised patio area. Storage sheds and border shrubbery.





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