

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Stockfield Road, Birmingham | £170,000

\*\* TRADITIONAL TERRACE HOME \*\* THREE BEDROOMS \*\* THROUGH LOUNGE \*\* NO UPWARD CHAIN! \*\*

This TERRACE HOME is situated in on STOCKFIELD ROAD, YARDLEY AND IS AN IDEAL FIRST TIME BUYER PROPERTY OR FOR INVESTMENT!

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

Accessed via a front garden and leading to front door, accommodation comprises: entrance, LOUNGE AREA, DINING AREA (could easily be put back to two reception rooms), KITCHEN, SHOWER ROOM and REAR GARDEN on the ground floor. TWO DOUBLE BEDROOMS, THIRD BEDROOM (accessed via bedroom two) and W.C on the first floor. The property benefits from central heating and double glazing, both where specified.

The Property is in need of some updating.

Energy Performance Certificate : awaiting

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### Approach

Access is gained via front garden leading to:

### Porch

Front door to:

### Lounge Area

11'6 x 11'2 (3.51m x 3.40m )

Double glazed bay window to front and central heating radiator

### Dining Area

11'2 x 11'5 (3.40m x 3.48m )

Double glazed window to rear and central heating radiator

### Kitchen

14'4 x 5'11 (4.37m x 1.80m )

Window to side, double glazed window to side, door to side. Fitted with a range of wall, base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over, central heating radiator and door to:

### Shower Room

6'8 x 4'10 (2.03m x 1.47m )

Double glazed frosted window side, shower cubicle, low level w.c, pedestal wash hand basin.

### FIRST FLOOR

#### Landing

Doors off:

#### Bedroom One

11'7 x 11'2 (3.53m x 3.40m )

Double glazed window to front and central heating radiator.

#### Bedroom Two

11'7 x 11'3 (3.53m x 3.43m )

Double glazed window to rear and central heating radiator, door to:

#### Bedroom Three

6'9 x 9 (2.06m x 2.74m )

Double glazed window to side and central heating radiator, door to:

#### W. C

Double glazed window to rear, central heating radiator and low level w.c.

### OUTSIDE

#### Rear Garden

