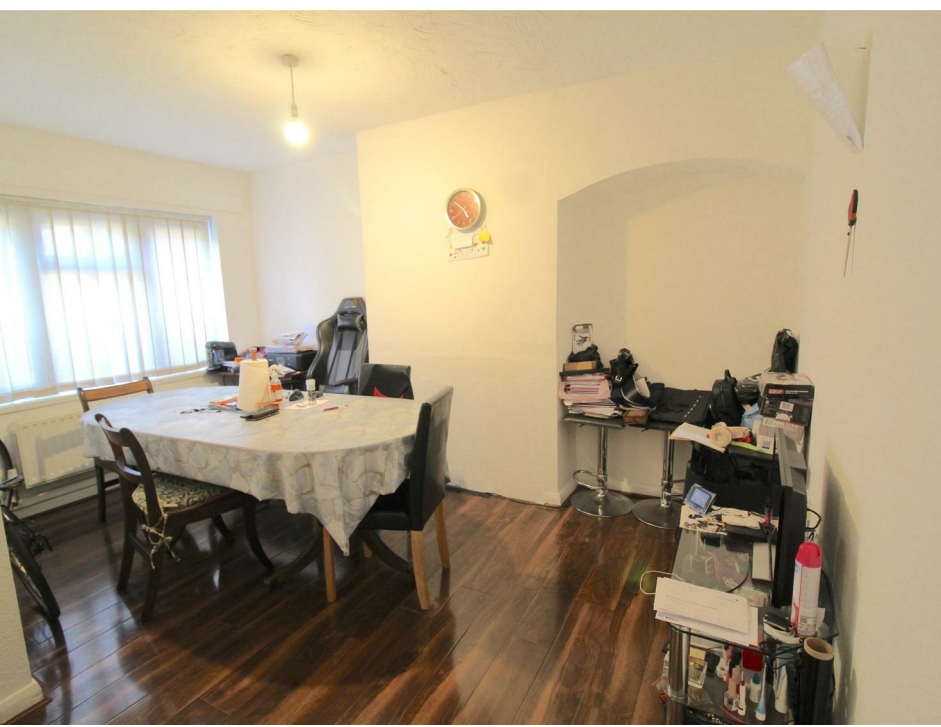


PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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8UR
0121 783 3422
yardley@primeestatesuk.com



Bordesley Green East, Bordesley Green | £250,000

**** TERRACE HOME ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** NO UPWARD CHAIN! ****

This TERRACE HOME is situated in on BORDSELEY GREEN EAST, BORDSELEY GREEN 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 DRIVEWAY and leading to front door, accommodation comprises: entrance, HALLWAY, TWO RECEPTION ROOMS, KITCHEN and REAR GARDEN on the ground floor. THREE BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

Energy Performance Certificate : D

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**** TERRACE HOME ** THREE BEDROOMS **
TWO RECEPTION ROOMS ** NO UPWARD
CHAIN! ****

This TERRACE HOME is situated in on BORDLESLEY GREEN EAST, BORDLESLEY GREEN AND IS AN IDEAL FIRST TIME BUYER PROPERTY OR FOR INVESTMENT!

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Accessed via a DRIVEWAY and leading to front door, accommodation comprises: entrance, HALLWAY, TWO RECEPTION ROOMS, KITCHEN and REAR GARDEN on the ground floor. THREE BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

Energy Performance Certificate : D

Approach

Access is gained via driveway leading to front door:

Hallway

Stairs to the first floor, central heating radiator and doors off :

Reception One

11'11 x 12'2 (3.63m x 3.71m)

Double glazed bay window to front and central heating radiator.

Reception Two

12'2 x 13'11 (3.71m x 4.24m)

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

Kitchen

12 x 6'2 (3.66m x 1.88m)

Double glazed window to rear, door to side. fitted with a range of matching wall base and drawer units with work surface over, stainless steel sink and drainer with taps over.

Landing

Doors off:

Bedroom One

14 x 9'5 (4.27m x 2.87m)

Double window to front and central heating radiator.

Bedroom Two

12 x 9'6 (3.66m x 2.90m)

Double glazed window to front and central heating radiator.

Bedroom Three

11'3 x 7'5 (3.43m x 2.26m)

Double glazed window to front and central heating radiator.

Bathroom

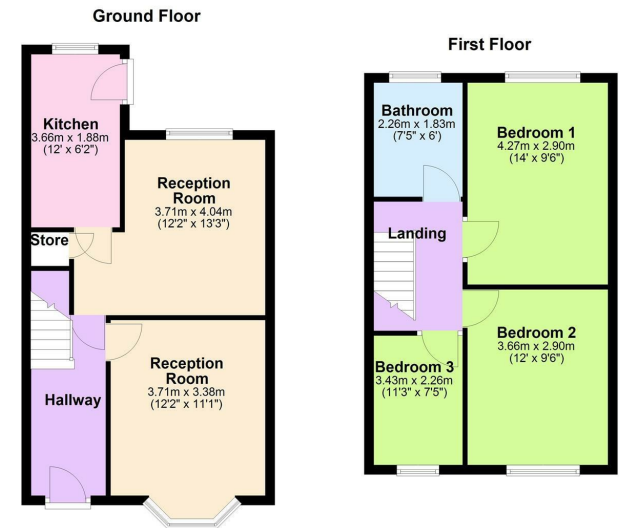
7'5 x 6 (2.26m x 1.83m)

Double glazed frosted window to rear, central heating radiator. Suite comprising low level w.c, pedestal wash hand basin and panelled bath.

OUTSIDE

Rear Garden

Patio area and mainly laid to lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	