





**£245,000**

**Jennifer Walk, Yardley,  
Birmingham, West Midlands, B25  
8XP**

- Mid Terrace Bungalow
- Two Generous Bedrooms
- Close to All Local Amenities
- Kitchen
- Lounge & Conservatory
- En-Bloc Garage
- Modern Shower Room
- Front & Rear Low Maintenance Gardens
- Energy Performance Rating D

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

**\*\* MID TERRACE BUNGALOW \*\* CLOSE  
TO ALL LOCAL AMENITIES \*\* TWO  
GENEROUS BEDROOMS \*\*  
CONSERVATORY \*\* ONLINE 360  
VIEWING AVAILABLE \*\***

AN OPPORTUNITY to purchase A WELL  
PRESENTED BUNGALOW situated in a  
quiet location in YARDLEY.. this type of  
property does not become available  
very often!

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 OR MISS OUT!

The property is accessed via a front  
garden and leading to a double  
glazed entrance door. The  
accommodation briefly comprises of  
an entrance hallway, lounge, FAMILY  
KITCHEN, MODERN SHOWER ROOM,  
CONSERVATORY and TWO GENEROUS  
BEDROOMS. The property has a well  
established, mature, rear garden and  
SECURE EN-BLOC GARAGE.

The property benefits from central  
heating and double glazing both  
where specified.

Energy Performance Certificate: D

### APPROACH

**\*\* DRAFT DETAILS AWAITING  
VERIFICATION FROM OUR VENDOR \*\***  
The property is accessed via a public

footpath and leading to the front  
garden area and gate leading into:-

### Front Garden

The front garden has a brick wall  
perimeter with a paved frontage and  
block paved pathway with shrubbery  
borders and leading to a double  
glazed entrance door.

### Entrance Hall

Storage cupboard with the central  
heating boiler enclosed. Additional  
door leading into the main hallway:  
Radiator. Additional storage  
cupboards. Ceiling loft hatch. Doors  
leading to accommodation:-

### Lounge

**15'9" x 10'10" (4.80m x 3.30m)**

Radiator. Feature brick fireplace with  
tiled hearth and a decorative electric  
fire. Double glazed patio doors to the  
rear leading into the conservatory.

### Kitchen

**12'11" x 7'7" (3.94m x 2.31m)**

A range of wall and base units with  
work surfaces over incorporating a  
stainless steel, sink and drainer with a  
mixer tap over. Gas cooker point with  
extractor over and integrated dish

washer. Part tiling to the walls. Radiator. Plumbing for a washing machine. Double glazed window to the front.

Conservatory

11'4" x 7'5" (3.45m x 2.26m)

Double glazed windows to the rear and side with double glazed French doors to the rear and additional double glazed door allowing access to the garden. Additional double glazed door leading into a storage area.

Bedroom One/Dining Room

11'4" x 8'11" (3.45m x 2.72m)

Double glazed window to the front and radiator.

Bedroom Two

12'0" x 10'9" (3.66m x 3.28m)

Double glazed window to the rear and radiator. Fitted wardrobe and storage units.

Shower Room

Suite comprises of a walk in shower cubicle with a boiler fed, shower over, wash basin with storage underneath and low flush WC. Radiator. Tiling to the walls. Obscure double glazed window to the front.

OUTSIDE

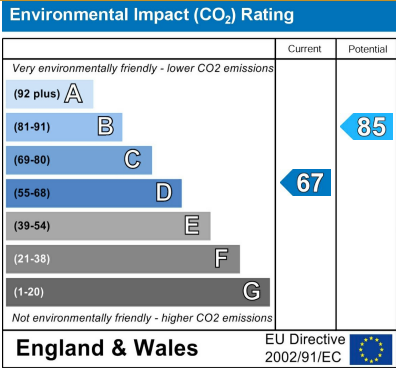
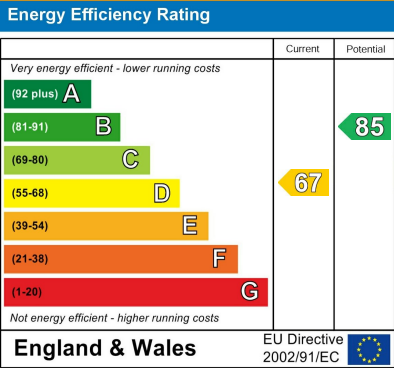
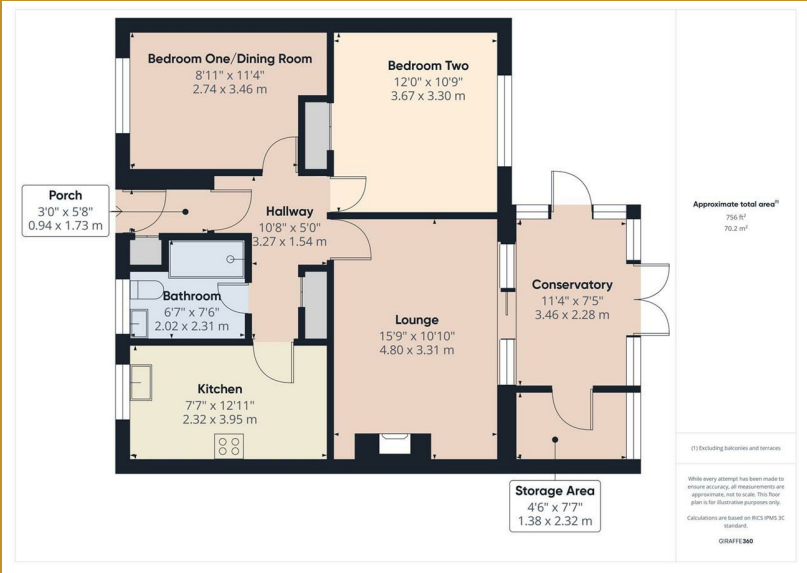
Rear Garden

Timber fence perimeter with a rear gate access. A low maintenance rear garden with patio area and mature border shrubbery.

En-Bloc Garage

12'0" x 8'0" approx (3.66m x 2.44m approx)

Concrete construction with a metal up and over door to the front. The garage is accessed via a secure gated area close to the property.







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