





**£270,000**

**Belchers Lane, Bordesley Green,  
Birmingham, B9 5RT**

- Mid Terrace House
- Three Generous Bedrooms
- Two Reception Rooms
- Extended Family Kitchen
- Block Paved Frontage
- No Upward Chain
- Ground Floor Wet Room
- First Floor Bathroom
- Rear Garden
- Energy Rate Awaiting

## EPC Rating

Current:

Potential:

## Council tax band

Band = B

**\*\* MID TERRACE HOUSE \*\* IDEAL  
FAMILY SIZED PROPERTY \*\* THREE  
GENEROUS BEDROOMS!! \*\* 360  
VIRTUAL TOUR AVAILABLE \*\***

THIS IS A GREAT PROPERTY AND  
PERFECT FOR A LARGE FAMILY!  
The house has a block paved frontage  
and leading to a double glazed  
entrance door with accommodation  
comprising: entrance, hallway, TWO  
RECEPTION ROOMS, EXTENDED  
FAMILY KITCHEN, WET ROOM and  
REAR GARDEN all to the ground floor.  
To the first floor there are THREE  
BEDROOMS and FAMILY BATHROOM.  
The property benefits from central  
heating and double glazing both  
where specified and is close to all local  
schools and amenities. The property  
also offers NO UPWARD CHAIN!  
CALL OUR YARDLEY OFFICE on 0121-  
783-3422 FOR A VIEWING TODAY.  
Energy Performance Certificate:  
Awaiting

### APPROACH

The property is accessed via the public  
footpath and leading to:-

### Paved Frontage

A block paved frontage with a timber

fenced and brick wall to either side  
and leading to a double glazed  
entrance door.

### Entrance Hallway

Additional door leading into the  
hallway. Stairs to the first floor landing.  
Double glazed window to the side.  
Radiator. Wood effect flooring. Doors  
leading to ground floor  
accommodation:-

### Lounge

**15'10" x 10'7" (4.83m x 3.23m)**

Double glazed bay window to the  
front and radiator. Feature  
marble/stone fire surround with  
decorative gas fire.

### Dining Room

**14'0" x 13'9" (4.27m x 4.19m)**

Double glazed french doors to the  
rear. Radiator. A door to the rear  
leading into the kitchen.

### Family Kitchen

**11'4" x 8'2" (3.45m x 2.49m)**

A range of wall and base units with  
work surfaces over incorporating a  
sink and drainer unit with mixer tap  
over. Gas cooker point with extractor  
canopy over. Tiled flooring. Plumbing

for a washing machine. Double glazed window to the rear and side and double glazed door allowing access to the garden. A door to the side leading into the wet room.

Wet Room

Suite comprises of a shower area with electric shower over, wash basin and low flush w.c. Double glazed window to the side. Tiled walls.

FIRST FLOOR

Landing

Ceiling loft hatch. Storage cupboard. Doors leading to first floor accommodation:-

Bedroom One

Double glazed window to the front and radiator.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the front and radiator.

Bathroom

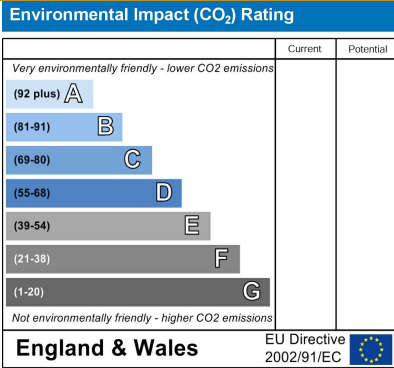
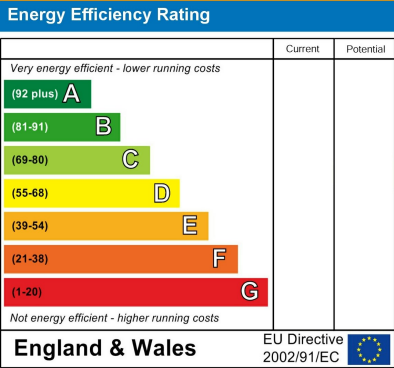
Suite comprises of a panelled bath unit

with electric shower over, vanity wash basin and low flush w.c. Tiling to the walls. Double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with mature shrubbery borders.





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