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Wharf Road, Tyseley | Offers In The Region Of £170,000

**** TRADITIONAL TERRACE HOME ** TWO BEDROOMS ** IN NEED OF SOME MODERNISATION ** NO UPWARD CHAIN! ****

This TERRACE HOME is situated in on WHARF ROAD, TYSELEY 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, THROUGH LOUNGE, KITCHEN, STORE ROOM and REAR GARDEN on the ground floor. TWO BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

The Property is in need of some modernisation.

Energy Performance Certificate : D

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APPROACH

Access is gain via front garden leading to front door:

Through Lounge
23'3 x 13'1 (7.09m x 3.99m)

Double bay window to front, double glazed window to rear, central heating radiator:

Lobby
Stairs to first floor and central heating radiator

Kitchen
10'5 x 7'6 (3.18m x 2.29m)
Double glazed window to side, door to side. Fitted with a range of wall base and drawer units with work surface over incorporating sink and drainer with mixer tap over.

Store Room
5'8 x 6'9 (1.73m x 2.06m)
Door to side

FIRST FLOOR

Landing
Doors off:

Bedroom One
15 x 11'5 (4.57m x 3.48m)
Two double glazed windows to front and central heating radiator

Bedroom Two
12 x 11'5 (3.66m x 3.48m)
Double glazed window to rear and central heating radiator.

Bathroom
10'5 x 7'7 (3.18m x 2.31m)
Double glazed frosted window to rear, suite comprising low level w.c, pedestal wash hand basin, panelled bath.

OUTSIDE

Rear Garden
Being laid to lawn

