

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Wharf Road, Tyseley, B11 2EB

Offers Over £190,000



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### Wharf Road, Tyseley, B11 2EB

- Well Presented Traditional Terrace Home
- Hallway
- Two Reception Rooms
- Kitchen
- Two Double Bedrooms
- First Floor Family Bathroom
- Front and Rear Gardens
- Potential to Extend (subject to planning)
- Ideal First Time Buy
- Early Viewing Essential

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = A

**\*\* WELL PRESENTED TRADITIONAL TERRACE HOME \*\* TWO RECEPTION ROOMS \*\* TWO DOUBLE BEDROOMS \*\* 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, HALLWAY, TWO RECEPTION ROOMS, KITCHEN 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.

EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT

Energy Performance Certificate : D

### Approach

Access is gained via front garden pathway to :

### Hallway

Doors off:

### Reception One

**11'5 x 9'9 (3.48m x 2.97m)**

Double glazed bay window to front and central heating radiator.

### Reception Two

**11'4 x 13'1 (3.45m x 3.99m )**

French doors to rear, central heating radiator.

### Lobby

Understairs storage cupboard, stairs to first floor and door to:

### Kitchen

**10'1 x 7'6 (3.07m x 2.29m )**

Double glazed window to side, window to rear, door to side. Fitted with a range of wall base and drawer units with worksurface over incorporating sink and drainer.

### FIRST FLOOR

### Landing

Window to side, loft and doors off :

Bedroom One

11'6 x 14'11 (3.51m x 4.55m )

Two double glazed windows to front and central heating radiator

Bedrom Two

11'11 x 11'5 (3.63m x 3.48m )

Window rear and central heating radiator.

Bathroom

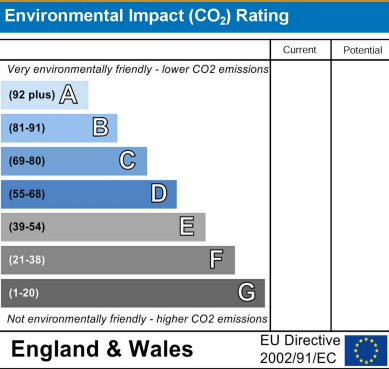
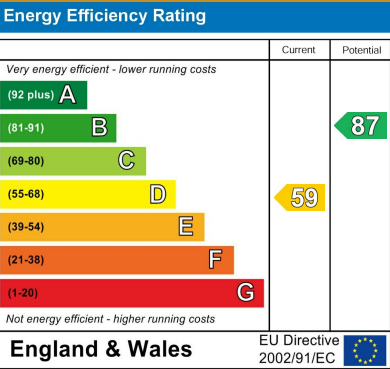
10 x 7'3 (3.05m x 2.21m )

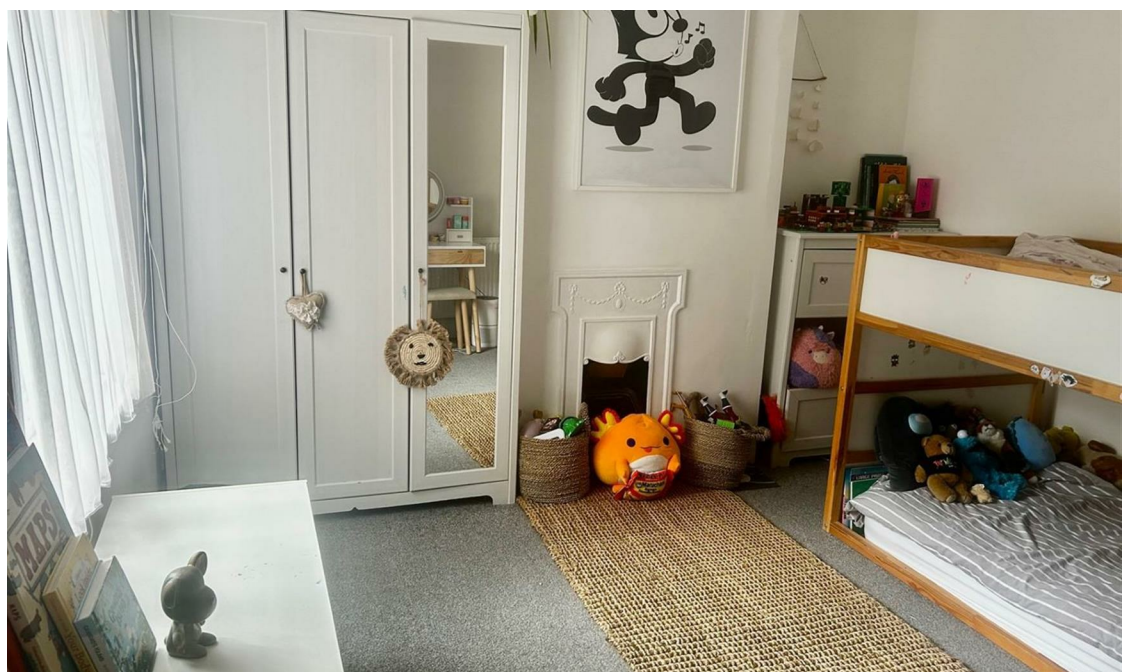
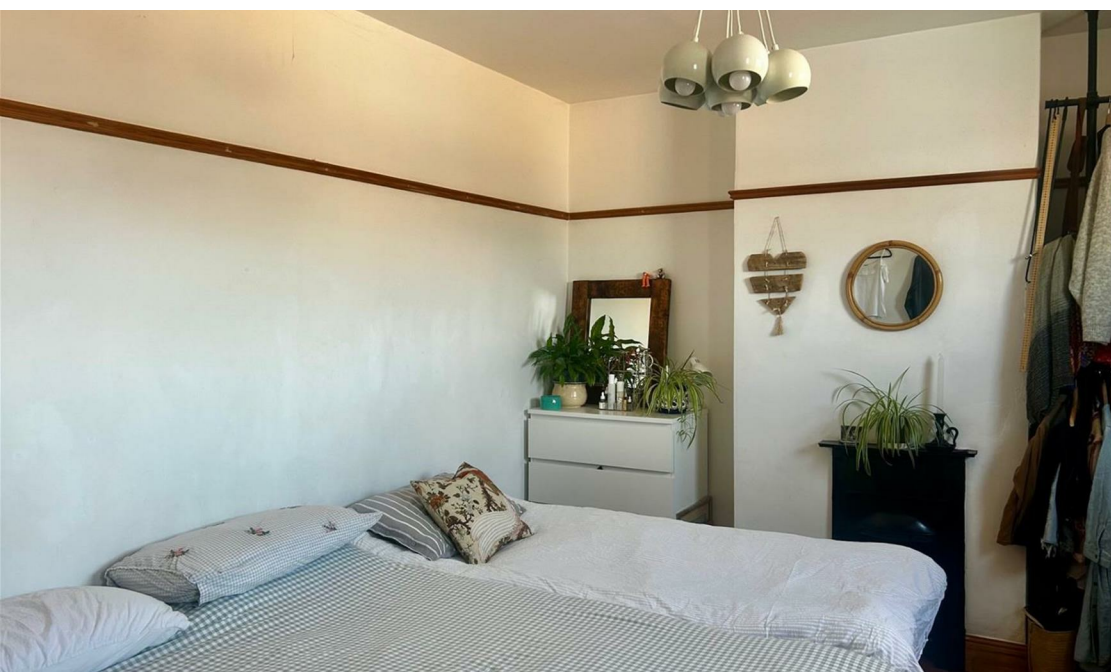
Double glazed frosted window to rear, Suite comprising low level wc, pedestal wash hand basin, panelled bath with shower over.

OUTSIDE

Rear Garden

Paot area and lawned area





167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)