

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Emily Road, Birmingham | Offers Over £220,000

**** NO UPWARD CHAIN ** WELL PRESENTED EXTENDED END TERRACE HOUSE ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** IDEAL FIRST TIME BUY ****

This WELL PRESENTED, END TERRACE PROPERTY IS IDEAL IF YOU ARE A FIRST TIME BUYER OR LOOKING FOR INVESTMENT..... SITUATED CLOSE TO ALL LOCAL AMENITIES.....SO DON'T MISS OUT!! CALL OUR YARDLEY OFFICE FOR A VIEWING ON 0121-783-3422.

The property is accessed via a front garden area with accommodation comprising: entrance hallway, TWO RECEPTION ROOMS, DINING AREA, KITCHEN, SHOWER ROOM and rear garden all to the ground floor with TWO DOUBLE BEDROOMS AND GOOD SIZE SINGLE ROOM to the first floor. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate: E

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Approach

Access is gained via front garden to;

Porch

With front door opening to;

Hallway

Central heating radiator, stairs to first floor and doors off;

Reception One

11'6 x 9'2 (3.35m'1.83m x 2.74m'0.61m)
Double glazed bay window to front and central heating radiator

Reception Two

12'6 x 10'11 (3.66m'1.83m x 3.05m'3.35m)
Double glazed window to rear, feature fire place with living flame gas fire and access to;

Dining Area

9'10 x 7 (2.74m'3.05m x 2.13m)
Double glazed window to side and central heating radiator.

Kitchen

Double glazed window to side, door to front and rear. Fitted with a range of matching wall base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over and door to:

Shower Room

8'1 x 6'4 (2.44m'0.30m x 1.83m'1.22m)
Double glazed frosted window to rear, suite comprising low level w.c. pedestal wash hand basin, walk in shower cubicle and central heating radiator.

FIRST FLOOR

Landing

Loft access and doors off ;

Bedroom one

14 x 12'7 (4.27m x 3.66m'2.13m)
Double glazed window to front and central heating radiator.

BedroomTwo

10'1 x 9'9 (3.05m'0.30m x 2.74m'2.74m)
Double glazed window to rear and central heating radiator.

Bedroom Three

9'11 x 7'1 (2.74m'3.35m x 2.13m'0.30m)
Double glazed window to rear and central heating radiator.

OUTSIDE

Rear Garden

Enclose with paved area and shrubs.

