

PRIME ESTATES

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Welford Avenue, Birmingham | Offers In The Region Of

*** NO UPWARD CHAIN ** THREE BEDROOM TRADITIONAL SEMI DETACHED ** REAR GARAGE ** IN NEED OF UPDATING ** TWO RECEPTION ROOMS ***

This traditional build SEMI DETACHED on the popular WELFORD AVENUE, YARDLEY is a great family home. IN NEED OF UPDATING this property is great to be able to put your own stamp on it, EARLY VIEWING IS ESSENTIAL. Access is gained via DRIVEWAY and front door to: hallway TWO RECEPTION ROOMS and kitchen, to the ground floor. To the first floor there are THREE BEDROOMS and SHOWER ROOM. The property also benefits from nice size rear garden and REAR GARAGE.

Energy Efficiency Rating:- awaiting

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APPROACH

Access is gained via driveway to:

Hallway

Window to side, stairs to front floor, central heating radiator and door to:

Reception one

12'3 x 10'7 (3.73m x 3.23m)
Double glazed bay window to front and central heating radiator

Reception Two

12'5 x 9'5 (3.78m x 2.87m)
Double glazed patio door to rear and central heating radiator

Kitchen

14'3 x 5'11 (4.34m x 1.80m)
Window to rear, wall and base units with worksurface incorporating stainless steel sink and drainer with taps over, door to:

Covered Side Passage

Door to:

Lean Too

window and door to rear garden.

FIRST FLOOR

Landing

Loft access and doors off:

Bedroom One

12'3 x 10'6 (3.73m x 3.20m)
Double glazed bay window to front, central heating radiator and fitted wardrobes

Bedroom Two

8'8 x 8'8 (2.64m x 2.64m)
Double glazed window to rear and central heating radiator

Bedroom Three

8'8 x 6'9 (2.64m x 2.06m)
Double glazed window to rear and central heating radiator.

Shower Room

Double glazed frosted window to front, low level w.c, wash hand basin and shower cubicle.

OUTSIDE

Rear Garden

Patio area, lawned area and access to garage.

Rear Garage

Concrete build with metal roof and up and over door leading to private gated driveway.

