



£230,000

**St. Benedicts Road, Birmingham,
B10 9DW**

- Extended Terrace Home
- Three Bedrooms
- Loft Room
- Hallway
- Two Reception Rooms
- Kitchen
- Downstairs Bathroom & First Floor W.C
- Driveway & Rear Garden
- Rear Garden
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: D
Potential: C

Council tax band

Band = B

**** BEAUTIFULLY PRESENTED TERRACE
HOME ** EXTENDED ** THREE
BEDROOMS ** LOFT ROOM **
DRIVEWAY ****

THIS WELL PRESENTED, FAMILY HOME
OFFERS SO MUCH MORE!!
EARLY VIEWING is essential on this
property to avoid disappointment !
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 TO ARRANGE A VIEWING.
The property is accessed via a
DRIVEWAY leading to front door. The
property comprises:- entrance hallway,
TWO RECEPTION ROOMS, KITCHEN
with built in appliances, family
bathroom, leas too and rear garden to
the ground floor. To the first floor there
are THREE BEDROOMS and W.C, stairs
to LOFT ROOM.

The property benefits from central
heating and double glazing both
where specified.

Energy Rating Performance: D

Approach

Access is gained via driveway to:

Hallway

Doors off:

Reception One

11'3 x 8'7 (3.43m x 2.62m)

Double glazed window to front and
central heating radiator.

Reception Two

10'10 x 12 (3.30m x 3.66m)

Double glazed window to rear and
central heating radiator.

Kitchen

13'4 x 6'8 (4.06m x 2.03m)

Double glazed window to side, fitted
with a range of wall base and drawer
units with work surface over, stainless
steel sink and drainer with mixer tap
over, oven hob and extractor.

Lobby

Door to side and door to rear.

Bathroom

Double glazed frosted window to side,
low level w.c, wash hand basin,
panelled bath and heated towel rail.

Lean Too

Door to garden

FIRST FLOOR

Landing

Doors off:

Bedroom

12 x 11'3 (3.66m x 3.43m)

Two double glazed windows to front and central heating radiator.

Bedroom

11 x 9'1 (3.35m x 2.77m)

Double glazed window to rear and central heating radiator door to stairs.

Bedroom

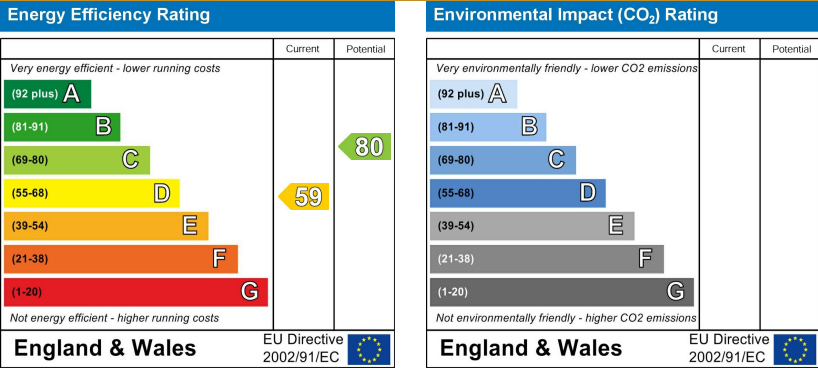
Double glazed window rear and central heating radiator.

W.C

Double glazed window to side, low level w.c, wash hand basin.

SECOND FLOOR

Loft Room





167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com