



Offers In The Region Of £190,000

Fenton Road, Birmingham, B27 6HY

- No Upward Chain
- Great Location Just off Stockfield Road Acocks Green
- Two Bedrooms
- End Terrace Home
- Ideal First Time Buy or Buy to Let Property
- Lounge
- Kitchen Diner
- Family Bathroom
- Driveway & Rear Garden
- Potential to be Freehold (subject to offer)

EPC Rating

Current: D
Potential: A

Council tax band

Band = C

****NO UPWARD CHAIN ** END
TERRACE HOUSE ** TWO BEDROOMS
** DRIVEWAY ** REAR GARDEN ****

TAKE A STEP ONTO THE PROPERTY LADDER WITH THIS WELL PRESENTED, END TERRACE HOUSE that can also be suitable for investment purposes. CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING!!

Situated just off Stockfield Road, Acocks Green giving easy access to Acocks Green Train Station. Accessed via a dropped kerb with a DRIVEWAY providing parking for your vehicle, the accommodation comprises : LOUNGE AND KITCHEN DINER and rear garden on the ground floor with TWO BEDROOMS and BATHROOM to the first floor.

The property is currently leasehold with approx 93 years left on the lease. The vendor may consider purchasing the freehold depending on the offer, please speak to the agent.

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

Energy Performance Certificate D

APPROACH

Access is gain via pathway to front door:

Lounge

13'9 x 12'6 (4.19m x 3.81m)

Double glazed window to front, central heating radiator and stairs to first floor

Kitchen Diner

12'6 x 9'4 (3.81m x 2.84m)

Double glazed window to rear double glazed double doors to rear, central heating radiator. fitted with a range of wall, base and drawer units with work surface over incorporating stainless steel sink and drainer with taps over, oven hob and extractor .

FIRST FLOOR

Landing

Loft access and doors off:

Bedroom One

12'6 x 9'7 (3.81m x 2.92m)

Double glazed window to front and central heating radiator.

Bedroom Two

12'7 x 6'7 (3.84m x 2.01m)

Double glazed window to rear and central heating radiator.

Bathroom

Double glazed frosted window to side, panelled bath with shower over, low level w.c, pedestal wash hand basin and central heating radiator

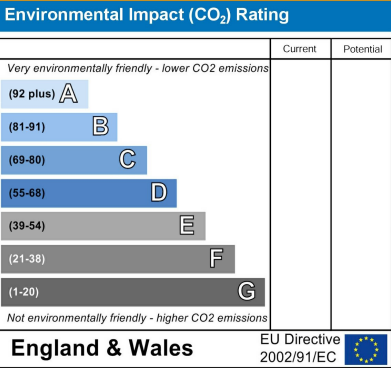
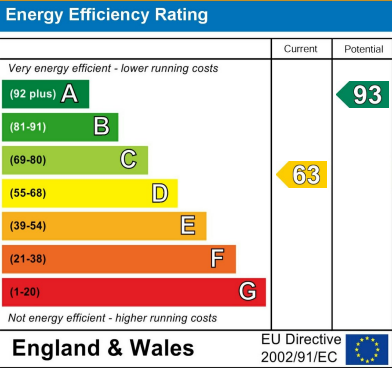
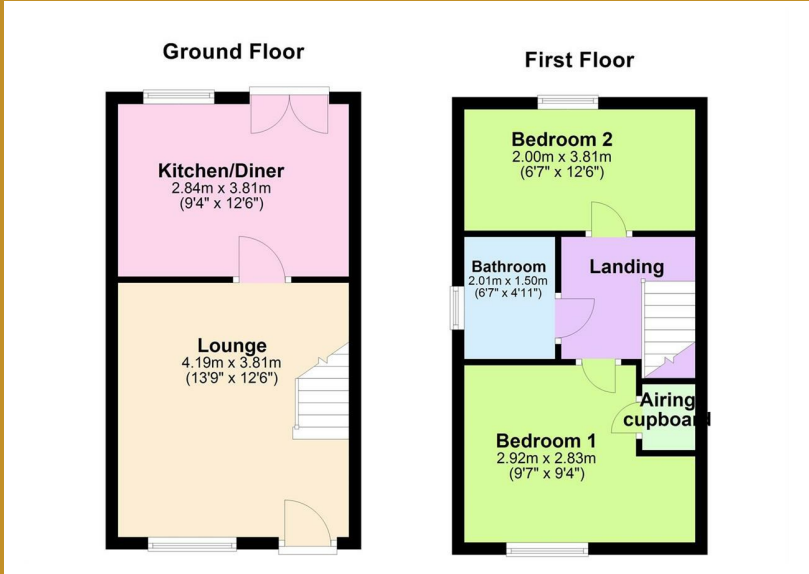
OUTSIDE

Rear Garden

Being mainly laid to lawn

ADDITIONAL INFORMATION

The property is currently leasehold with approx 93 years left on the lease. The vendor may consider purchasing the freehold depending on the offer, Please speak to the agent
No Service Charge - Ground Rent is £75 every six months





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