

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25  
8UR  
0121 783 3422  
[yardley@primeestatesuk.com](mailto:yardley@primeestatesuk.com)



## Fenton Road, Birmingham | Offers Over £180,000

**\*\*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

[www.primeestatesuk.com](http://www.primeestatesuk.com)

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**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

