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* FIRST TIME BUYER/INVESTMENT PROPERTY * TWO BEDROOMS * DRIVEWAY *
CONSERVATORY
360 VIRTUAL TOUR AVAILABLE *

This WELL PRESENTED, mid terrace property is ideal for any First Time Buyer or Investor therefore...

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING. .Accessed via a DRIVEWAY providing parking for multiple vehicles, the accommodation comprises: entrance porch, open plan lounge, FAMILY KITCHEN WITH APPLIANCES INCLUDED, CONSERVATORY and rear garden on the ground floor with TWO GENEROUS BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

Energy Performance Certificate D

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APPROACH

The property is accessed via a dropped kerb leading to:-

Driveway

A block paved driveway with timber fencing to either side and leading to a double glazed entrance porch.

Entrance Porch

Double glazed door and windows to front and sides leading into:-

Open Plan Lounge

16'8" including staircase x 11'11" (5.08m including staircase x 3.63m)

Double glazed bow window to front and radiator. Feature wooden flooring. Ceiling spotlights. Staircase giving access to first floor landing. A door to the rear giving access into the kitchen.

Kitchen/Dining Area

16'7" x 8'4" (5.05m x 2.54m)

A range of wall and base units with work surfaces over incorporating a sink and drainer

unit with mixer tap over. Integrated electric hob and oven with extractor canopy over. Plumbing for a washing machine. Central heating boiler. Part tiling to the walls. Plumbing for a dishwasher. Double glazed window to the rear. Archway to the rear leading into the conservatory.

Conservatory

10'2" x 6'2" (3.10m x 1.88m)

Double glazed windows to rear and sides. Double glazed french doors to the side giving access to the rear garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Ceiling spotlights. Doors giving access to first floor accommodation:-

Bedroom One

15'2" x 10'2" (4.62m x 3.10m)

Double glazed windows to front and radiator. Storage cupboard.

Bedroom Two

10'9" x 10'0" (3.28m x 3.05m)

Double glazed window to rear and radiator.

Bathroom

Suite comprises of a free standing bath unit with separate shower cubicle and boiler fed shower over, wash basin with storage underneath and low flush w.c. Tiling to the walls. Radiator. Obscured double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate leading to a mid entry and giving access to/from the front of the property. The garden has paved patio and lawn areas with border shrubbery. Timber storage shed.

