

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Charles Road, Small Heath, Birmingham, B9 5HH

£165,000



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**Charles Road, Small Heath,
Birmingham, B9 5HH**

- Mid Terrace House
- Two Bedrooms & Dressing Room
- Two Reception Rooms
- Will Require Modernisation
- Kitchen
- Rear Utility Room
- Ground Floor Bathroom
- Rear Garden
- No Upward Chain
- Energy Rate Awaiting

EPC Rating

Current:

Potential:

Council tax band

Band = A

**** MID TERRACE HOUSE ** TWO
BEDROOMS & DRESSING ROOM **
CLOSE TO ALL AMENITIES ** NO
UPWARD CHAIN ****

A GREAT FIRST TIME
BUYER/INVESTMENT PROPERTY IN
NEED OF SOME UPDATING AND
OFFERING NO UPWARD CHAIN!!
This mid terrace house is accessed via
the public footpath leading to a
double glazed entrance door with
accommodation comprising:- FRONT
AND REAR RECEPTION ROOMS,
KITCHEN, BATHROOM, UTILITY ROOM
and rear garden all to the ground
floor. To the first floor there are TWO
BEDROOMS & A DRESSING ROOM
dressing room accessed via bedroom
two).

The property benefits from central
heating and double glazing (both
where specified) and is offered with
NO UPWARD CHAIN!

CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING!

Energy Performance Certificate:
Awaiting

APPROACH

The property is accessed via the public
footpath and leading to:-

Entrance

Double glazed entrance door leading
into.

Front Reception Room

13'8" x 11'6" (4.17m x 3.51m)

Double glazed window to the front
and radiator. Brick fire surround.
Further doors leading to ground floor
accommodation:-

Rear Reception Room

12'1" x 11'6" (3.68m x 3.51m)

Double glazed window to the rear and
radiator. Door leading to staircase and
first floor landing. Under stairs storage
cupboard.

Kitchen

8'11" x 5'10" (2.72m x 1.78m)

A range of wall and base units with
work surfaces over incorporating a
stainless steel, sink and drainer unit
with taps over. Gas cooker point. Tiling
to the walls and floor area. Double
glazed window to the side.

Inner Lobby

Storage cupboard. Tiling to the floor
area. Double glazed door to the side
giving access to the utility room and
further door into the bathroom.

Bathroom

6'11" x 5'6" (2.11m x 1.68m)

Suite comprises of a panelled bath unit with an electric shower over, pedestal wash basin and low flush WC. Radiator. Tiling to the walls and flooring. Obscure double glazed window to the side.

Utility Room

12'10" x 4'5" (3.91m x 1.35m)

Plumbing for a washing machine. Power points. Part tiling to the walls and floor area. Additional double glazed door and window to the rear allowing access to the garden.

FIRST FLOOR

Landing

Loft access. Door was giving access to first floor accommodation:-

Bedroom One

11'5" x 11'4" (3.48m x 3.45m)

Double glazed window to the front and radiator.

Bedroom Two

12'4" x 11'6" (3.76m x 3.51m)

Double glazed window to the rear and radiator. Further door to the rear allowing access to the dressing room.

Dressing Room

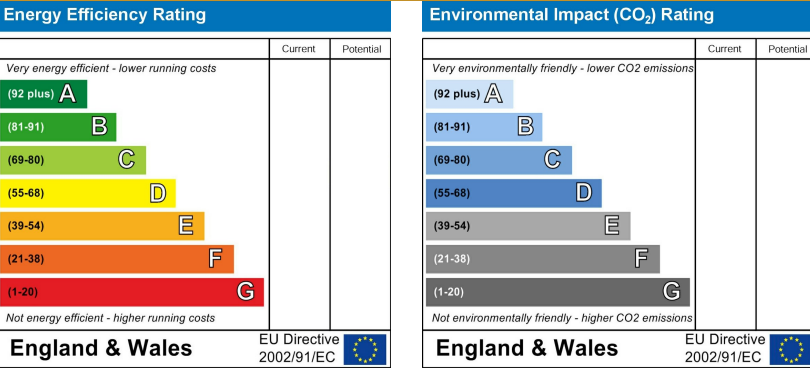
8'7" x 5'11" (2.62m x 1.80m)

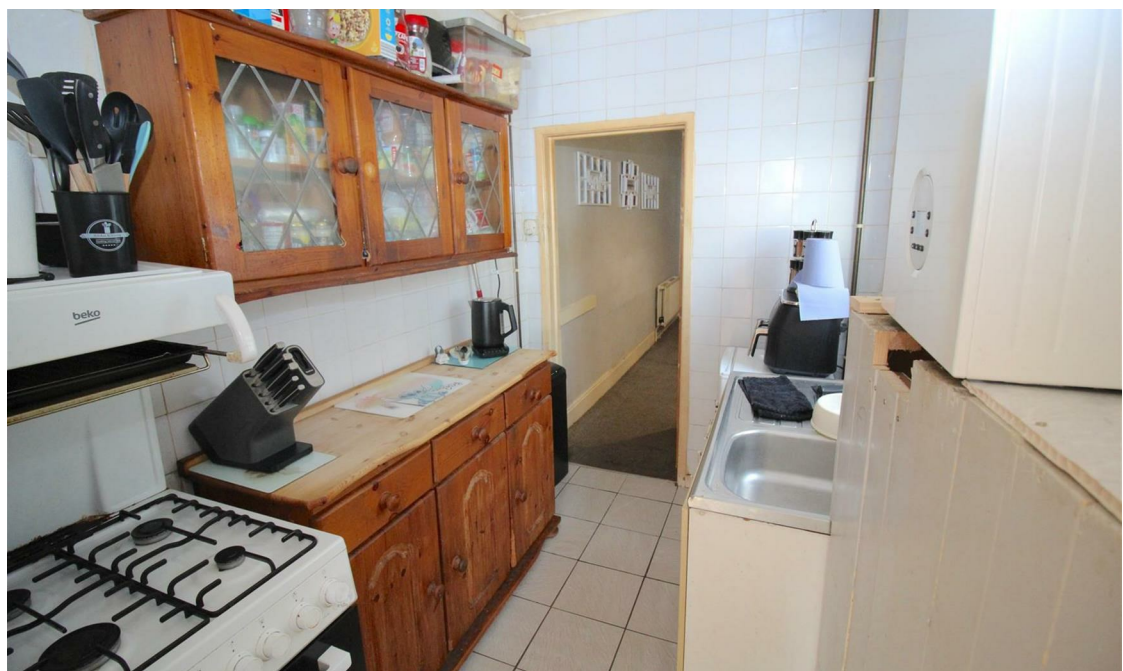
Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fence perimeter and border shrubbery.





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