

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Flat 8, Church Road, Yardley, Birmingham, West Midlands, B25 8XS

Offers Over £140,000



Offers Over £140,000

Flat 8, Church Road, Yardley, Birmingham, West Midlands, B25 8XS

- No Upward Chain
- Lease Extended on Completion
- Beautifully Presented
- Two Double Bedrooms
- Ideal First Time Buy
- Garage in Block
- Lounge
- Refurbished Kitchen
- Refurbished Bathroom
- Communal Gardens

EPC Rating

Current: C
Potential: B

Council tax band

Band = B

**** LEASE EXTENDED ON COMPLETION**
**** TWO DOUBLE BEDROOMS ****
GARAGE ** IDEAL FIRST TIME BUY **
BEAUTIFULLY PRESENTED **NO
UPWARD CHAIN **

AN OPPORTUNITY TO PURCHASE A GREAT HOME AND TAKE A STEP ONTO THE PROPERTY LADDER OR FOR INVESTMENT PURPOSES!! This FIRST FLOOR WELL PRESENTED is situated in just off Church Road, Yardley close to all local amenities and transport links... this will not be available for long!!

Accessed via a communal entrance with stairs to FIRST FLOOR and double glazed entrance door to the property accommodation briefly comprises of:- hallway, lounge, REFURBISHED KITCHEN with oven and hob, TWO DOUBLE BEDROOMS and REFURBISHED BATHROOM. Outside there are COMMUNAL GARDENS and GARAGE

The property benefits from electric heaters and double glazing, where specified and is offered with NO UPWARD CHAIN!!

Energy Performance Rating C

APPROACH

Access is gain via communal entrance with with stairs leading to the first floor and front door to the apartment:

Hallway

Electric heater and doors off:

Kitchen

Double glazed window, fitted with a range of base units, work surface over incorporating stainless steel sink and drainer with mix tap over, oven and hob and tiling to splash prone areas.

Lounge

Double glazed window and electric heater and door to lobby:

Lobby

Doors to:

Bedroom One

Double glazed window and electric heater

Bedroom Two

Double glazed window and electric heater

Bathroom

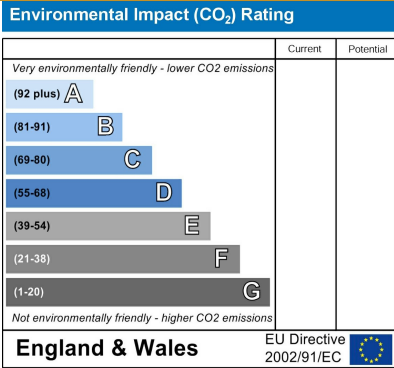
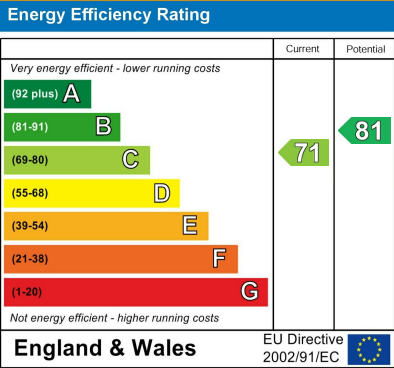
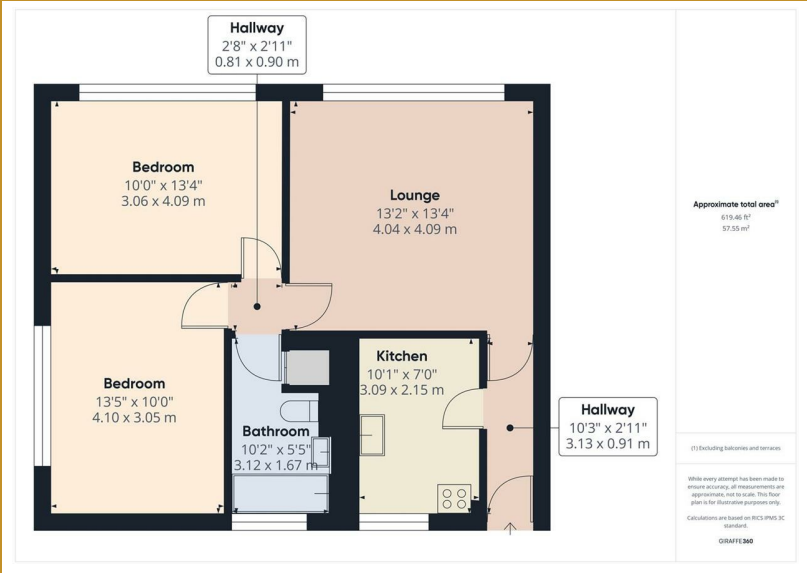
Double glazed frosted window, suite

comprising panelled bath with shower over, low level w.c, wash hand basin, heated towel rail, airing cupboard, tiled walls and floor.

OUTSIDE

Garage (in block)
With up and over door.

Communal Gardens





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