

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Henry Road, Yardley, Birmingham, West Midlands, B25 8AH

Offers Around £325,000



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- Traditional Three Story Terrace Home
- Hallway
- Two Reception Rooms
- Kitchen Diner
- Guest W.C
- Four Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Close to Local Schools, Shops and Transport Links
- Ideal Family Home

EPC Rating

Current:

Potential:

Council tax band

Band = C

* FABULOUS THREE STORY TERRACE FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN YARDLEY ** FOUR BEDROOMS ** TWO RECEPTION ROOMS **

YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!

This TRADITIONAL TERRACE HOUSE is AN IDEAL FAMILY HOME, with lots to offer but don't take my word for it... CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!

The property is situated on the POPULAR HENRY ROAD, YARDLEY. Accessed via front garden leading to entrance door, the property comprises of: Entrance hallway TWO RECEPTION ROOMS, KITCHEN DINER, GUEST W.C and rear garden all on the ground floor.

First floor comprises of TWO DOUBLE BEDROOMS, SINGLE BEDROOM AND FAMILY BATHROOM. Second floor comprises DOUBLE BEDROOM with storage.

The property also benefits from central heating and double glazed (both where specified)

Energy Rating E

APPROACH

Access is gained via front garden leading to:

Hallway

Central heating radiator, stairs to the first floor, understairs storage cupboard and doors to:

Reception One

12'3" x 12'0" (3.73m x 3.66m)

Double glazed bay window to front, feature fireplace with gas fire.

Reception Two

12'2" x 12'1" (3.71m x 3.68m)

Double glazed door to rear and central heating radiator

Kitchen Diner

18'4" x 8'10" (5.59m x 2.69m)

Window to side, fitted with a range of wall, base and drawer units with worksurface over, stainless steel sink and drainer with mixer tap over, wall mount boiler.

W.C

Double glazed frosted window to rear and low level w.c.

FIRST FLOOR

Landing

Double glazed window to side, central heating radiator, stairs to second floor and doors off

Bedroom One

17'8" x 12'3" (5.38m x 3.73m)

Double glazed window to front and central heating radiator.

Bedroom Two

12'2" x 10'10" (3.71m x 3.30m)

Double glazed window to rear and central heating radiator.

Bedroom Three

9'9" x 9'0" (2.97m x 2.74m)

Double glazed window to rear and central heating radiator.

Bathroom

Double glazed frosted window, suite comprising panelled bath, shower cubicle, low level w.c, pedestal wash hand basin and central heating radiator.

SECOND FLOOR

Bedroom Four

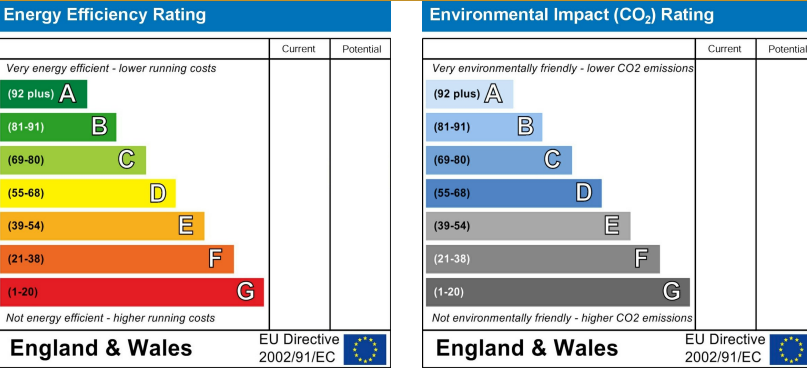
14'0" x 13'10" (4.27m x 4.22m)

Double glazed window to the front.

OUTSIDE

Rear Garden

Enclosed rear garden with access to ally, patio and lawn area.





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