

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Church Road, Yardley, Birmingham, West Midlands, B25 8XL

Offers Over £170,000



## Offers Over £170,000 Church Road, Yardley, Birmingham, West Midlands, B25 8XL

- Well Presented Traditional Terrace Home
- Ideal First Time Buy or Buy to Let property
- Walking Distance to the Yew Tree Shops Yardley
- Two Double Bedroom
- Two Reception Rooms
- Kitchen
- Shower Room
- Driveway
- Early Viewing Essential
- Rear Garden

## EPC Rating

Current: C  
Potential: B

## Council tax band

Band = B

\*\* WELL PRESENTED TRADITIONAL TERRACE HOME \*\* TWO RECEPTION ROOMS \*\* TWO DOUBLE BEDROOMS \*\* DRIVEWAY \*\*

This TERRACE HOME is situated in on CHURCH ROAD, YARDLEY IS AN IDEAL FIRST TIME BUYER PROPERTY OR FOR INVESTMENT!

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

Accessed via a DRIVEWAY and leading to front door, accommodation comprises: TWO RECEPTION ROOMS, KITCHEN, SHOWER ROOM and REAR GARDEN on the ground floor. TWO DOUBLE BEDROOMS. The property benefits from central heating and double glazing, both where specified.

EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT

Energy Performance Certificate : C

### Approach

Access is gained via driveway leading to :

### Reception One

12'3 x 11' (3.73m x 3.35m)

Double glazed bay window to front and central heating radiator.

### Reception Two

11'3 x 11'1 (3.43m x 3.38m )

Double glazed door to rear garden and central heating radiator.

### Kitchen

9'7 x 5'11 (2.92m x 1.80m )

Double glazed window to side, central heating radiator. fitted with a range of wall base and drawer units with work surface over stainless steel sink and drainer with taps over.

### Shower Room

6'8 x 5'3 (2.03m x 1.60m )

Double glazed frosted window to side, low level w.c, pedestal wash hand basin and shower cubicle.

### FIRST FLOOR

#### Landing

Doors off

#### Bedroom One

12'4 x 11'1 (3.76m x 3.38m )

Double glazed window to front,

central heating radiator and built in wardrobes.

## Bedroom Two

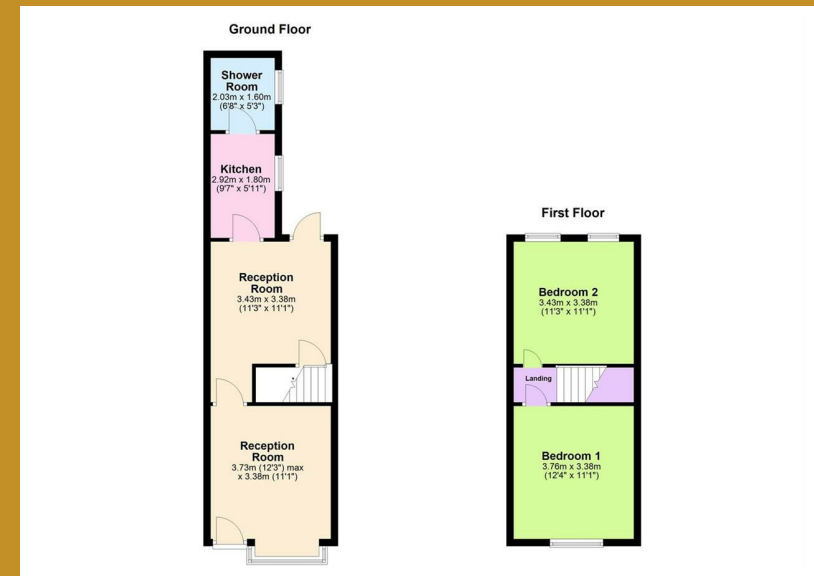
11'1 x 11'3 (3.38m x 3.43m )

Two double glazed windows to rear and central heating radiator.

## OUTSIDE

### Rear Garden

Enclosed with patio and gravells area



| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                 |  |                         |           | (92 plus) A   |  |                         |           |
| (81-91) B                                   |  |                         |           | (81-91) B   |  |                         |           |
| (69-80) C                                   |  |                         |           | (69-80) C   |  |                         |           |
| (55-68) D                                   |  |                         |           | (55-68) D   |  |                         |           |
| (39-54) E                                   |  |                         |           | (39-54) E   |  |                         |           |
| (21-38) F                                   |  |                         |           | (21-38) F   |  |                         |           |
| (1-20) G                                    |  |                         |           | (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         | 69        |   |  |                         | 87        |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |



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