



£270,000

**Belchers Lane, Bordesley Green,
Birmingham, B9 5RT**

- Mid Terrace House
- Three Generous Bedrooms
- Two Reception Rooms
- Extended Family Kitchen
- Block Paved Frontage
- No Upward Chain
- Ground Floor Wet Room
- First Floor Bathroom
- Rear Garden
- Energy Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band = B

**** MID TERRACE HOUSE ** IDEAL
FAMILY SIZED PROPERTY ** THREE
GENEROUS BEDROOMS!! ** 360
VIRTUAL TOUR AVAILABLE ****

THIS IS A GREAT PROPERTY AND
PERFECT FOR A LARGE FAMILY!
The house has a block paved frontage
and leading to a double glazed
entrance door with accommodation
comprising: entrance, hallway, TWO
RECEPTION ROOMS, EXTENDED
FAMILY KITCHEN, WET ROOM and
REAR GARDEN all to the ground floor.
To the first floor there are THREE
BEDROOMS and FAMILY BATHROOM.
The property benefits from central
heating and double glazing both
where specified and is close to all local
schools and amenities. The property
also offers NO UPWARD CHAIN!
CALL OUR YARDLEY OFFICE on 0121-
783-3422 FOR A VIEWING TODAY.
Energy Performance Certificate: D

APPROACH

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

Paved Frontage

A block paved frontage with a timber
fenced and brick wall to either side

and leading to a double glazed
entrance door.

Entrance Hallway

Additional door leading into the
hallway. Stairs to the first floor landing.
Double glazed window to the side.
Radiator. Wood effect flooring. Doors
leading to ground floor
accommodation:-

Lounge

15'10" x 10'7" (4.83m x 3.23m)

Double glazed bay window to the
front and radiator. Feature
marble/stone fire surround with
decorative gas fire.

Dining Room

14'0" x 13'9" (4.27m x 4.19m)

Double glazed french doors to the
rear. Radiator. A door to the rear
leading into the kitchen.

Family Kitchen

11'4" x 8'2" (3.45m x 2.49m)

A range of wall and base units with
work surfaces over incorporating a
sink and drainer unit with mixer tap
over. Gas cooker point with extractor
canopy over. Tiled flooring. Plumbing
for a washing machine. Double glazed

window to the rear and side and double glazed door allowing access to the garden. A door to the side leading into the wet room.

Wet Room

Suite comprises of a shower area with electric shower over, wash basin and low flush w.c. Double glazed window to the side. Tiled walls.

FIRST FLOOR

Landing

Ceiling loft hatch. Storage cupboard. Doors leading to first floor accommodation:-

Bedroom One

Double glazed window to the front and radiator.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the front and radiator.

Bathroom

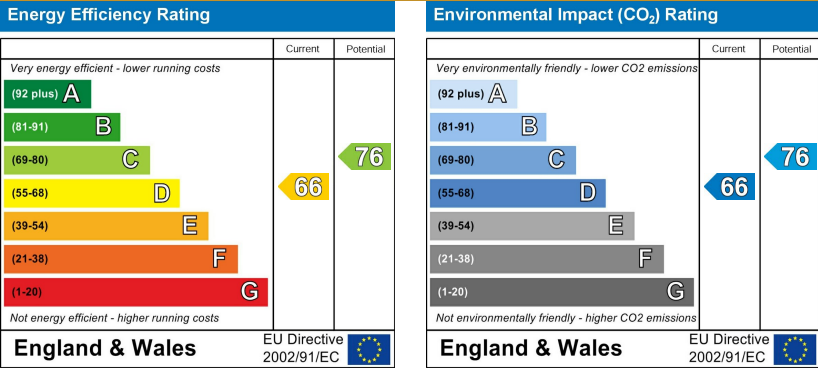
Suite comprises of a panelled bath unit with electric shower over, vanity wash

basin and low flush w.c. Tiling to the walls. Double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with mature shrubbery borders.





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