



Offers Over £170,000

Wharf Road, Tyseley, B11 2EB

- No Upward Chain
- Traditional Terrace Home
- Two Double Bedrooms
- Lounge / Dining Room
- Kitchen
- First Floor Bathroom
- Front and Rear Gardens
- Ideal First Time Buy or Buy to Let Property
- Close to Local Schools, Shops and transport links
- Early Viewing Essential

EPC Rating

Current: E
Potential: B

Council tax band

Band = A

**** TRADITIONAL TERRACE HOME ****
TWO DOUBLE BEDROOMS ** NO
UPWARD CHAIN! **

This TERRACE HOME is situated in on WHARF ROAD, TYSELEY AND 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 front garden and leading to front door, accommodation comprises: entrance, LOUNGE / DINING ROOM, KITCHEN and REAR GARDEN on the ground floor. TWO BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT

Energy Performance Certificate : E

Approach

Access is gained via front garden to :

Hallway

Arch to:

Lounge / Dining Room

13'2max / 9'8 min x 23'2 (4.01mmax / 2.95m min x 7.06m)

Double glazed bay window to front, double glazed window to rear, central heating radiator and door to:

Lobby

Stairs to the first floor and door to:

Kitchen

10'7 x 7'5 (3.23m x 2.26m)

Double glazed window to side, door to garden. fitted with wall base and drawer units with worksurface over stainless steel sink and drainer with mixer tap over.

FIRST FLOOR

Landing

Loft access and doors off:

Bedroom

12'9 x 11'4 (3.89m x 3.45m)

two double glazed windows to front, central heating radiator and fitted wardrobes

Bedroom

11'5 x 11'10 (3.48m x 3.61m)

Double glazed window to rear and central heating radiator.

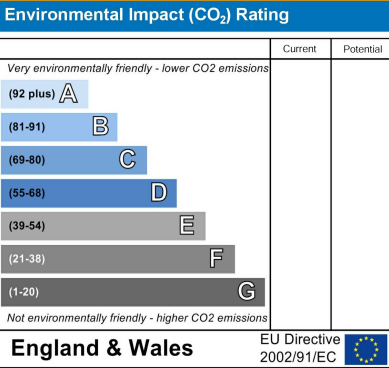
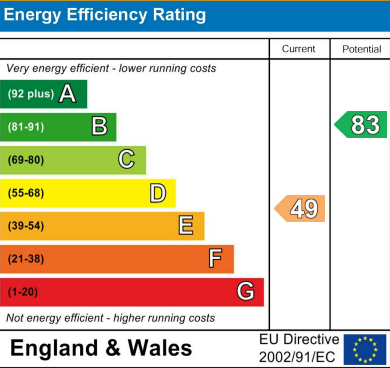
Bathroom

Double glazed frosted window to rear, suite comprising low level w.c, pedestal wash hand basin and panelled bath.

OUTSIDE

Rear Garden

With patio area and lawned area.





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