



Offers Over £180,000

Larch Walk, Yardley, Birmingham, B25 8QP

- No Upward Chain
- Mid Terrace Property
- Two Double Bedrooms
- Garage
- Lounge
- Kitchen Diner
- Front & Rear Gardens
- Family Bathroom with Separate W.C
- Ideal First Time Buy or Buy to Let Property
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: C
Potential: B

Council tax band

Band = B

****NO UPWARD CHAIN **MID TERRACE
HOUSE ** TWO DOUBLE BEDROOMS **
GARAGE ** FREEHOLD ****

TAKE A STEP ONTO THE PROPERTY
LADDER WITH THIS WELL PRESENTED,
TERRACE HOUSE that can also be
suitable for investment purposes.
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING!!

Situated on LARCH WALK, YARDLEY
giving easy access to local schools,
shops and transport links.

Accessed via FRONT GARDEN with
pathway to front door, comprising
HALLWAY, LOUNGE, KITCHEN DINER
and rear garden on the ground floor
with TWO BEDROOMS and
BATHROOM AND SEPARATE W.C to
the first floor.

The property benefits from central
heating and double glazing where
specified AND GARAGE

Energy Performance Certificate C

APPROACH

Access is gained via pathway leading to

Hallway

Double glazed window to front,
understairs storage cupboard, stairs to
the first floor, central heating radiator
and doors off

Lounge

12'9 x 12'4 (3.89m x 3.76m)

Double glazed patio to rear and
central heating radiator

Kitchen Diner

18'9 x 7'7 (5.72m x 2.31m)

Double glazed window to front,
double glazed window and door to
rear. Fitted with a range of wall base
and drawer units with work surface
over incorporating stainless steel sink
and drainer with mix tap over.

FIRST FLOOR

Landing

Loft access, central heating radiator
and doors off

Bedroom One

12'5 x 12'6 (3.78m x 3.81m)

Double glazed window to rear and
central heating radiator.

Bedroom Two

12'5 x 8'1 (3.78m x 2.46m)

Double glazed window to rear, central heating radiator and wardrobe

Bathroom

Double glazed frosted window. suite comprising panelled bath with shower over and wash hand basin,

Separate W.C

Double glazed frosted window, low level w.c and wash hand basin.

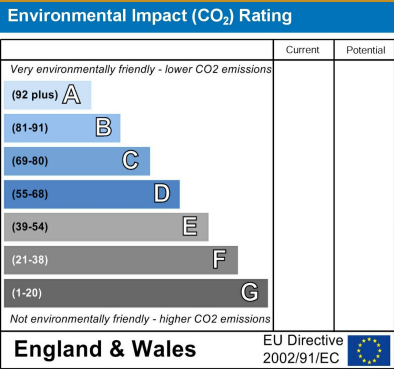
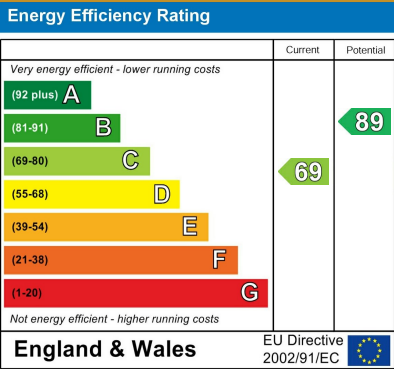
OUTSIDE

Rear Garden

With patio area, lawned area and rear access.

Garage

With up and Over door





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