



Offers Over £190,000 Orpwood Road, Birmingham, B33 8LN

- Semi Detached Home
- Two Bedrooms
- Ideal First Time Buy
- Driveway & Rear Garden
- Hallway
- Lounge
- Kitchen
- Conservatory
- Early Viewing Essential
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: G
Potential: B

Council tax band

Band = B

*** IDEAL FIRST TIME BUY ** NO UPWARD CHAIN ** TWO BEDROOMS ** SOUGHT AFTER LOCATION ** DRIVEWAY **

AN OPPORTUNITY TO PURCHASE THIS HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION ORPWOOD ROAD, STECHFORD PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!!

This SEMI DETACHED house is accessed via DRIVEWAY leading to front door the accommodation comprises:- hallway LOUNGE WITH FEATURE FIREPLACE, KITCHEN, CONSERVATORY and good size rear garden. TWO BEDROOMS and BATHROOM to the first floor.

The property benefits double glazing.

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

Energy Performance Rating: F

Approach

Access is gained via driveway to:

Hallway

Stairs to the first floor and door to:

Lounge

13 x 11'10 (3.96m x 3.61m)

Double glazed window to front, feature fireplace, under stairs storage and door to:

Kitchen

16'1 x 6'7 (4.90m x 2.01m)

Window to rear, fitted with wall base and drawer units with work surface over, incorporating stainless steel sink and drainer with mixer tap over and arch to:

Conservatory

12'6 x 8'3 (3.81m x 2.51m)

Double glazed door to side, double glazed windows to rear.

FIRST FLOOR

Landing

Double glazed window to side, loft access and doors off:

Bedroom One

13'1 x 9'7 (3.99m x 2.92m)

Two double glazed windows to front

Bedroom Two

9'4 x 9 (2.84m x 2.74m)

Double glazed window to rear.

Bathroom

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

OUTSIDE

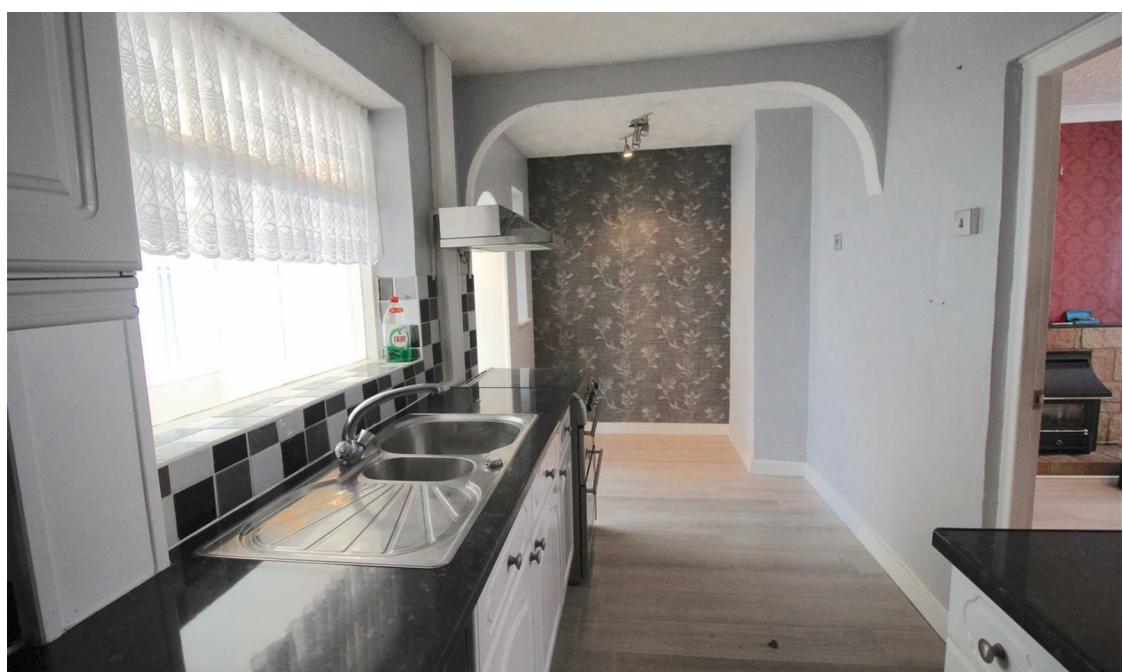
Rear Garden

With patio area, side access, lawned area and mature trees and shrubs



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	82	
(1-20)	G	21	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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