

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25
8UR
0121 783 3422
yardley@primeestatesuk.com



St. Oswalds Road, Birmingham | Offers Over £300,000

**** NO UPWARD CHAIN **FABULOUS THREE STORY SEMI DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN SMALL HEATH ** FOUR BEDROOMS ** THREE RECEPTION ROOMS ****

This TRADITIONAL VICTORIAN FAMILY HOME is a MUST SEE. Close to local schools, shops and transport links. CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!! to avoid disappointment. The property is situated on St Oswalds Road, Small Heath.

Accessed via a pathway with small garden area leading to a entrance door, the property comprises of: Entrance hallway THREE RECEPTION ROOMS, KITCHEN AND WET ROOM all on the ground floor. First floor comprises of TWO DOUBLE BEDROOMS, SINGLE BEDROOM AND FAMILY BATHROOM. Second floor comprises of BEDROOM FOUR.

The property also benefits from central heating and double glazed (both where specified)

Energy Rating: E

www.primeestatesuk.com

**** NO UPWARD CHAIN **FABULOUS THREE STORY SEMI DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN SMALL HEATH ** FOUR BEDROOMS ** THREE RECEPTION ROOMS ****

This TRADITIONAL VICTORIAN FAMILY HOME is A MUST SEE. Close to local schools, shops and transport links.

CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!! to avoid disappointment.

The property is situated on St Oswalds Road, Small Heath.

Accessed via a pathway with small garden area leading to a entrance door, the property comprises of: Entrance hallway THREE RECEPTION ROOMS, KITCHEN AND WET ROOM all on the ground floor.

First floor comprises of TWO DOUBLE BEDROOMS, SINGLE BEDROOM AND FAMILY BATHROOM. Second floor comprises of BEDROOM FOUR.

The property also benefits from central heating and double glazed (both where specified)

Energy Rating: E

Approach

Access is gained via pathway with front garden to:

Hallway

Reception One

12 x 11'10 (3.66m x 3.61m)

Double glazed bay window to front and central heating radiator.

Reception Two

13'1 x 9'8 (3.99m x 2.95m)

Double glazed window to rear and central heating radiator.

Reception Three

13'4 x 7'11 (4.06m x 2.41m)

Double glazed window to side and central heating radiator.

Kitchen

12'4 x 7'3 (3.76m x 2.21m)

Double glazed window to side, door to side, fitted with a range of wall bas and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over.

Wet Room

8 x 6'10 (2.44m x 2.08m)

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

FIRST FLOOR

Landing

Stairs to second floor, central heating radiator and doors off:

Bedroom One

15'8 x 12'2 (4.78m x 3.71m)

Two double glazed windows to front and central heating radiator.

Bedroom Two

13'10 x 9'10 (4.22m x 3.00m)

Double glazed window to rear and central heating radiator.

Bedroom Three

8'5 x 7'11 (2.57m x 2.41m)

Double glazed window to rear and central heating radiator.

Bathroom

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

SECOND FLOOR

Bedroom Four

15'9 x 12'1 (4.80m x 3.68m)

Double glazed window to front and central heating radiator.

OUTSIDE

Rear Garden

Being paved



Energy Efficiency Rating	
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	
[1-20] G	
Not energy efficient - higher running costs	
59	73
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
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	
England & Wales	EU Directive 2002/91/EC