



£225,000

**Inglefield Road, Stechford,
Birmingham, West Midlands, B33
8DF**

- Semi Detached House
- Three Generous Bedrooms
- Corner Plot Property
- Modernisation Required
- Two Reception Rooms
- Kitchen & Utility Room
- Driveway & Garage
- No Upward Chain
- Front & Rear Gardens
- Energy Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = B

**** SEMI DETACHED HOUSE ** CORNER
PLOT PROPERTY ** REQUIRES
MODERNISATION ** THREE
BEDROOMS ** SIDE GARAGE ****

AN OPPORTUNITY TO PURCHASE THIS
CORNER PLOT SEMI DETACHED
HOUSE-THERE IS SO MUCH
POTENTIAL- An early viewing is
essential! CALL OUR YARDLEY OFFICE
ON 0121-783-3422

This semi detached house is accessed
via gates and leading to a DRIVEWAY
providing parking for your vehicles
along with a GARAGE, a front garden
area and leading to a double glazed
entrance door, the accommodation
comprises:- entrance hallway, LOUNGE
& DINING ROOM, KITCHEN, UTILITY
ROOM and rear garden on the ground
floor with THREE GENEROUS
BEDROOMS and bathroom to the first
floor.

The property also benefits from central
heating and double glazing where
specified.

Energy Performance Rating D

APPROACH

The property is accessed via a dropped

kerb and wrought iron gates and
leading to:-

Front Garden/Driveway

A driveway providing parking for your
vehicles along with a SIDE GARAGE
with a timber and concrete block
perimeter. A front garden area with
lawn and border shrubbery and
leading to a double glazed entrance
door.

Entrance Hall

Stairs to the first floor landing. Double
glazed window to the side. Radiator.
Doors leading to ground floor
accommodation:-

Lounge

**14'9" into bay x 12'5" (4.50m into bay x
3.78m)**

Double glazed bay window to the
front and radiator. Double doors to the
rear leading into:-

Dining Room

10'1" x 9'5" (3.07m x 2.87m)

Double glazed windows and french
doors to the rear. Radiator.

Kitchen

10'2" x 8'10" (3.10m x 2.69m)

A range of war and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with taps over. Gas cooker point with extractor hood over. Double glazed window to the rear and door to the side allowing access into the utility room.

Utility Room

9'5" x 7'6" (2.87m x 2.29m)

A range of wall and base units incorporating a stainless steel, sink and drainer unit with taps over. Tiling to the floor area. Plumbing for a washing machine. A door to the rear allowing additional access to the garden. A door to the front leading into the side garage.

FIRST FLOOR

Landing

Double glazed window to the side. Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

16'9" into bay x 9'7" (5.11m into bay x 2.92m)

Double glazed bay window to the front and radiator. Fitted wardrobes.

Bedroom Two

10'8" x 8'11" (3.25m x 2.72m)

Double glazed window to the rear and radiator. Fitted wardrobes.

Bedroom Three

11'2" x 5'7" (3.40m x 1.70m)

Double glazed window to the front and radiator. Wood effect flooring. Storage cupboard.

Family Bathroom

Suite comprises of a shower cubicle with an electric shower over, corner bath unit, wash basin with storage underneath and low flush W.C. Tiling to the walls. Radiator. Obscure double glazed windows to the rear and side.

OUTSIDE

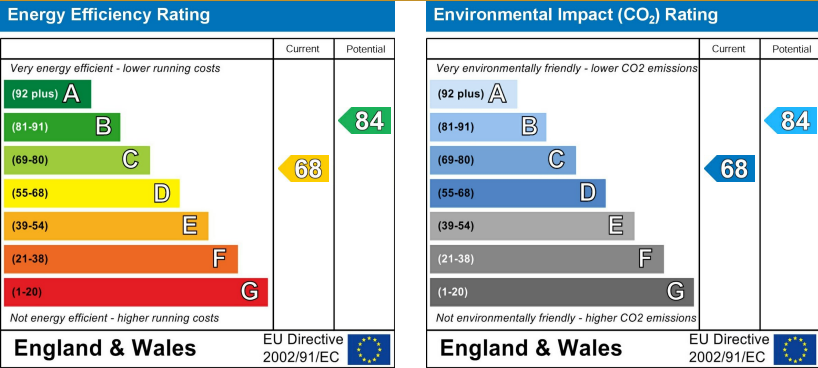
Rear Garden

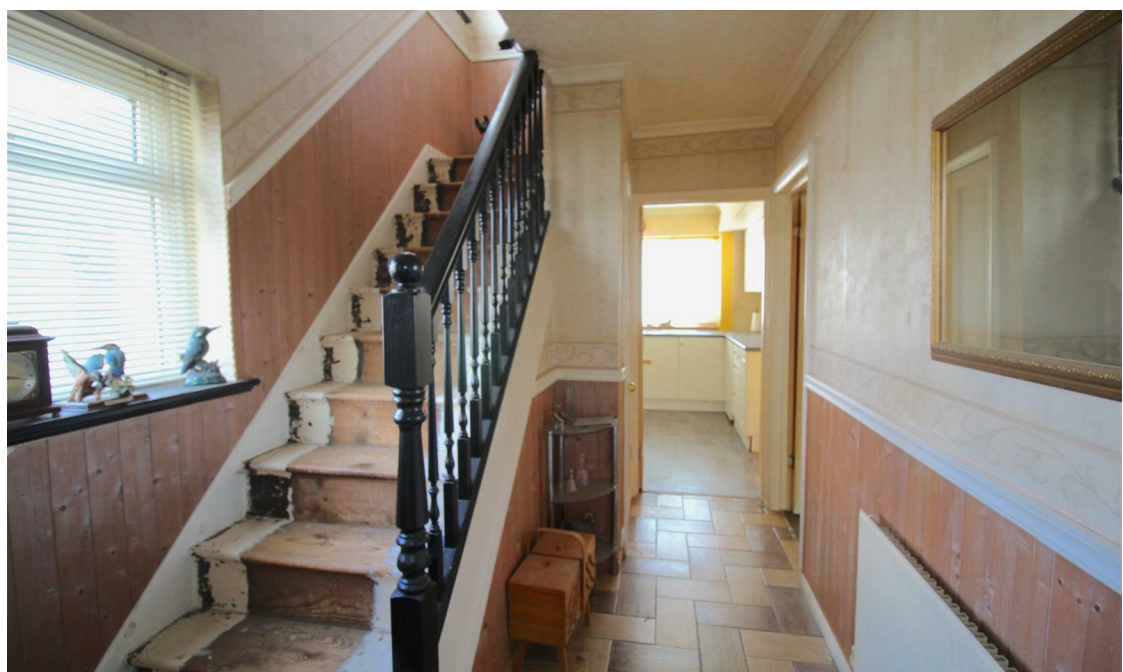
Timber fenced perimeter with paved area.

Garage

15'6" x 3'2" (4.72m x 0.97m)

A metal up and over door to the front with separate metal, entrance door allowing access to/from the front of the property.





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