



## Offers Over £225,000

### Glebe Farm Road, Birmingham, B33 9NA

- Beautifully Presented Terrace Home (with potential to extend subject to planning)
- Early Viewing Essential
- Three Bedrooms
- En Suite Shower Room
- Kitchen with Built in Oven Hob and Extractor
- Family Bathroom
- Conservatory Overlooking Good Size Rear Garden
- Driveway for Two Cars
- Close to Local Schools, Shops and Transport Links
- Ideal First Time Buy or Family Home

## EPC Rating

Current: C  
Potential: C

## Council tax band

Band = A

**\*\* BEAUTIFULLY PRESENTED \*\* IDEAL FIRST TIME BUY \*\* THREE DOUBLE BEDROOMS \*\* EN SUITE SHOWER ROOM \*\* DRIVEWAY FOR TWO CARS \*\* (POTENTIAL TO EXTEND SUBJECT TO PLANNING)\*\***

An EARLY VIEWING IS ESSENTIAL to avoid disappointment on this BEAUTIFULLY PRESENTED TERRACE HOUSE on Glebe Farm Road, Stechford which is situated close to local shops..... this is a GREAT FIRST TIME BUYER HOME. The property is accessed via the DRIVEWAY FOR 2 CARS and a double glazed front door with accommodation briefly comprising of: hallway, LOUNGE, RE FITTED KITCHEN WITH OVEN HOB AND EXTRACTOR, CONSERVATORY, BATHROOM and rear garden on the ground floor with THREE DOUBLE BEDROOMS and ENSUITE SHOWER to the first floor.

The property benefits from central heating and double glazing (where specified)

CALL NOW TO AVOID  
DISAPPOINTMENT

Energy Performance Rating: C

### Approach

Access is gained via driveway for 2 cars leading to :

### Hallway

Central heating radiator, stairs to the first floor and door to:

### Lounge

**11'10 x 13'3 (3.61m x 4.04m )**

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

### Kitchen

**10'2 x 8'9 (3.10m x 2.67m)**

Double glazed window to rear, fitted with a range of matching wall base and drawer units with work surface over, stainless steel sink and drainer with mixer tap over, oven hob and extractor.

### Bathroom

Double glazed window to rear, suite comprising "P" shaped panelled bath with shower over, low level wc, pedestal wash hand basin.

### Conservatory

**9'1 x 9'5 (2.77m x 2.87m )**

Double glazed windows to side and rear, double glazed double doors to side.

FIRST FLOOR

Landing

Loft access and doors off

Bedroom One

15'5 x 10'3 (4.70m x 3.12m )

Two double glazed windows to rear, central heating radiator and door to:

En Suite

Suite comprising low level w,c pedestal wash hand basin and shower cubicle, tiled walls

Bedroom Two

10'9 x 9'9 (3.28m x 2.97m )

Double glazed window to rear and central heating radiator

Bedroom Three

7'9 x 8'4 (2.36m x 2.54m )

Double glazed window to rear and central heating radiator.

OUTSIDE

Rear Garden

Enclosed with patio area, lawned area and ally to front.

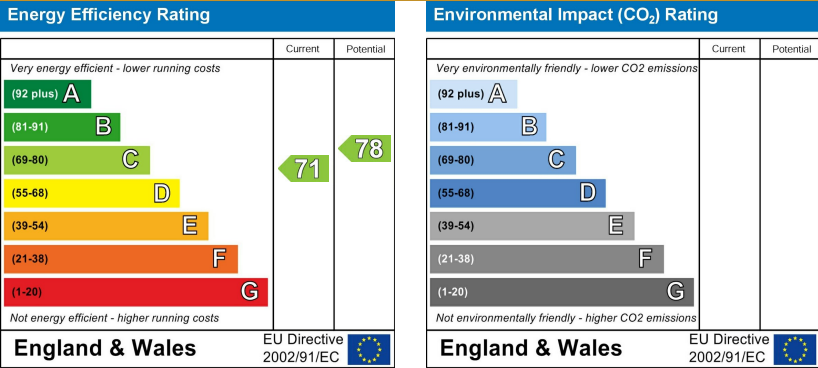
ADDITIONAL INFORMATION

INTERNET SPEEDS -  
Standard 10 Mbps 0.9 Mbps Good  
Superfast 71 Mbps 20 Mbps Good  
Ultrafast 1800 Mbps 220 Mbps

MOBILE PERFORMANCE

EE - 98%  
VODAFONE - 81%  
3 - 80%  
O2 - 73 %

INFORMATION FROM OFCOM





167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)