

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Orpwood Road, Birmingham | Offers Over £190,000

\*\*\* 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

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### 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

