

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Hilderstone Road, Yardley, Birmingham, West Midlands, B25 8LA

£185,000



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**Hilderstone Road, Yardley,
Birmingham, West Midlands, B25
8LA**

- End of Terrace House
- Three Bedrooms & En-Suite W.C
- Open Plan Lounge
- Kitchen
- Driveway
- Ground Floor Bathroom
- Some Modernisation Required
- Ideal Investment Property
- Family Rear Garden
- Energy Performance Certificate

EPC Rating

Current: C
Potential: B

Council tax band

Band = B

**** END OF TERRACE HOUSE ** THREE
BEDROOMS ** DRIVEWAY ** 360
ONLINE VIEWING AVAILABLE ! ****

THIS REALISTICALLY PRICED
PROPERTY IS A GREAT OPPORTUNITY
FOR INVESTMENT AS CURRENTLY
RENTED OUT!! THIS THREE BEDROOM,
END OF TERRACE HOUSE..... SITUATED
CLOSE TO ALL LOCAL AMENITIES
WON'T BE AVAILABLE FOR LONG!!
CALL OUR YARDLEY OFFICE FOR A
VIEWING ON 0121-783-3422.

The property is accessed via a
DRIVEWAY providing parking for your
vehicle with accommodation
comprising: entrance, hallway, OPEN
PLAN LOUNGE AND KITCHEN,
BATHROOM and FAMILY REAR
GARDEN all to the ground floor with
THREE GENEROUS BEDROOMS to the
first floor.

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

Energy Performance Certificate: D

APPROACH

**** DRAFT DETAILS AWAITING
VERIFICATION FROM OUR VENDOR ****
The property is accessed via a dropped
kerb and leading to:-

Driveway

A driveway, providing parking for your
vehicle with open borders to
neighbouring properties and leading
to a double glazed entrance door:-

Entrance Hallway

Staircase to first floor, landing. A door
giving access to the ground floor
accommodation:-

Lounge

**13'4" x 12'9" lounge area (4.06m x
3.89m lounge area)**

Single glazed window to the front.
Storage cupboard. Radiator. An open
plan lounge leading into the kitchen
area.

Kitchen

10'9" x 8'3" (3.28m x 2.51m)

A range of wall and base units with
work services over incorporating a
stainless steel, sink and drainer unit
with mixer tap over. Appliances
include a gas hob with electric oven
underneath and extractor canopy
over. Part tiling to the walls. Radiator.
Plumbing for a washing machine.
Double glazed window and single
glazed windows to the rear. A door to
the side allowing access to the

bathroom. Double glazed door to the rear leading to the garden.

Bathroom

Sweet comprises of a panel bath unit with electric shower over wash, handbasin rest storage underneath and low flush WC. Plastic leading to the walls. Obscure single glaze window to the rear.

FIRST FLOOR

Landing

Single glazed window to the side. Ceiling loft access. Door is giving access to the first floor accommodation:-

Bedroom One

12'11" x 9'3" (3.94m x 2.82m)

Double glazed windows to the front and radiator. Door to the side leading into an ensuite W.C

En-Suite W.C

Suite comprises of a wash basin with storage underneath and low flush WC.

Bedroom Two

10'8" x 8'3" (3.25m x 2.51m)

Double glazed window to the rear and radiator. Wood effect flooring.

Bedroom Three

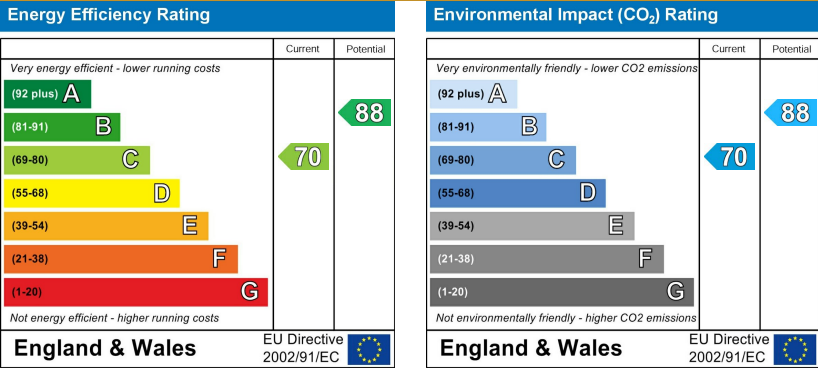
7'7" x 7'5" (2.31m x 2.26m)

Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fence perimeter with side gate access giving access to/from the front of the property. The rear garden is mainly laid to lawn with a paved patio area and pathway. Timber storage shed.





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