



£185,000

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

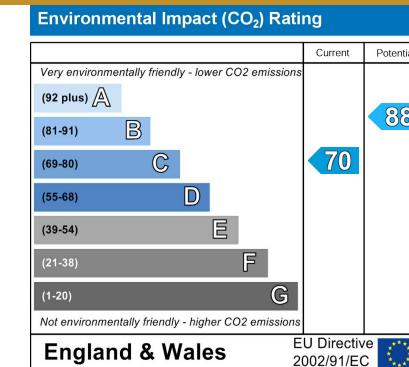
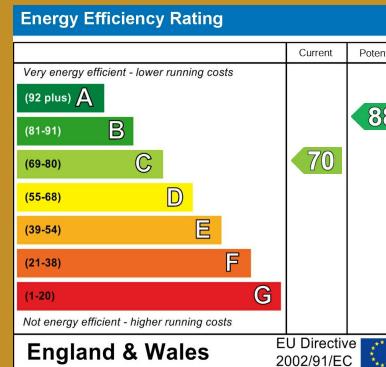
7'7" x 7'5" (2.31m x 2.26m)

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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