



£170,000

**Imperial Road, Birmingham, B9
5HF**

- Well Presented Traditional Terrace Home
- Two Double Bedrooms
- Hallway
- Two Reception Rooms
- Kitchen
- First Floor Bathroom
- Good Size Rear Garden
- Ideal First Time Buy
- Close to Local Schools, Shops and Transport Links
- Early Viewing Essential

EPC Rating

Current: D
Potential: B

Council tax band

Band = A

**** TERRACE HOME ** TWO
BEDROOMS **TWO RECEPTION
ROOMS ** IDEAL FIRST TIME BUY **
CLOSE TO ALL LOCAL AMENITIES ****

THIS WELL PRESENTED, FIRST TIME
BUY / OR BUY TO LET PROPERTY.
EARLY VIEWING is essential on this
property to avoid disappointment !
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 TO ARRANGE A VIEWING.
The property is accessed via a front
garden with front door leading to:
HALLWAY, TWO RECEPTION ROOMS,
KITCHEN rear garden to the ground
floor. To the first floor there are TWO
DOUBLE BEDROOMS and FAMILY
BATHROOM.
The property benefits from central
heating and double glazing both
where specified.

Energy Rating Performance: D

Hallway

With central heating radiator and
doors off:

Reception One

11'4 x 8'1 (3.45m x 2.46m)

Double glazed bay window to front
and central heating radiator.

Reception Two

12'4 x 11'2 (3.76m x 3.40m)

Double glazed double doors to rear
garden, central heating radiator, door
to stairs and door to:

Kitchen

9 x 5'10 (2.74m x 1.78m)

Double glazed window to side, fitted
with wall base and drawer units with
work surface over, stainless steel sink
and drainer with mixer tap over.

FIRST FLOOR

Landing

Doors off:

Bedroom One

13'1 x 11'3 (3.99m x 3.43m)

Double glazed window to front and
central heating radiator.

Bedroom Two

12'5 x 10'2 (3.78m x 3.10m)

Double glazed window to rear and
central heating radiator.

Bathroom

Double glazed frosted window to rear,
suite comprising panelled bath, low
level w.c, pedestal wash hand basin
and central heating radiator,

OUTSIDE

Rear Garden

ADDITIONAL INFORMATION

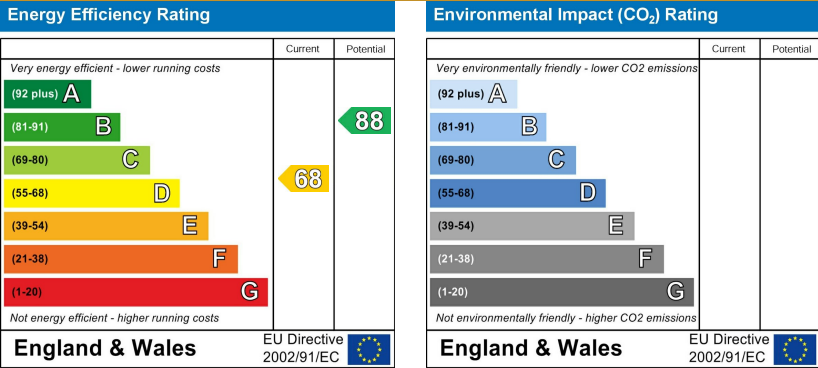
MOBILE PERFORMANCE

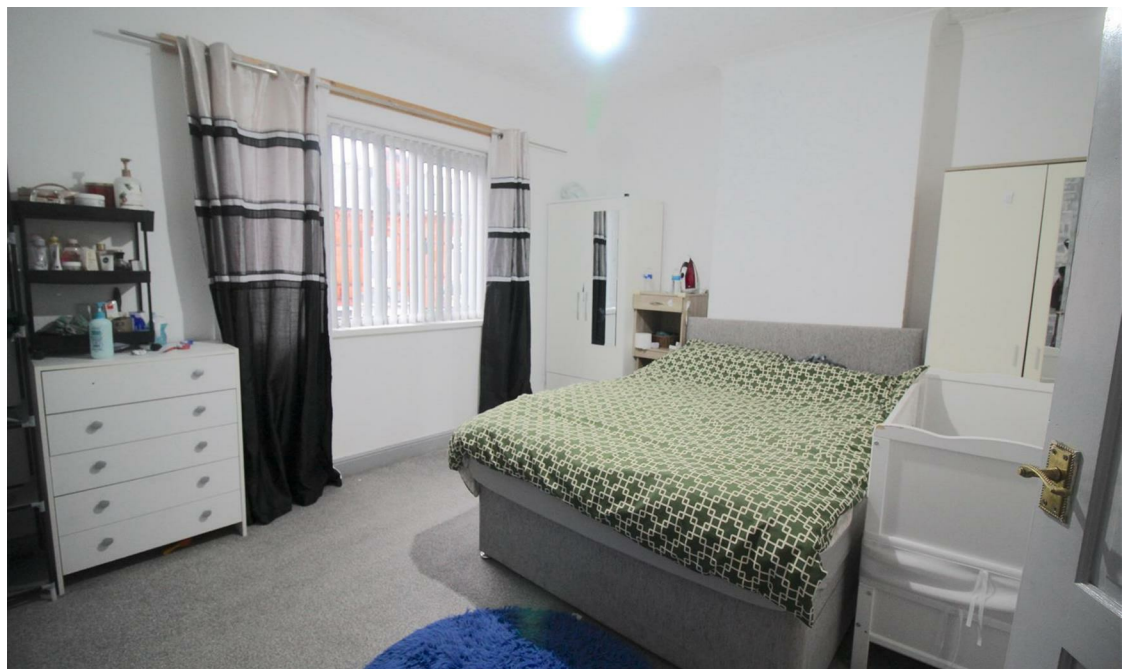
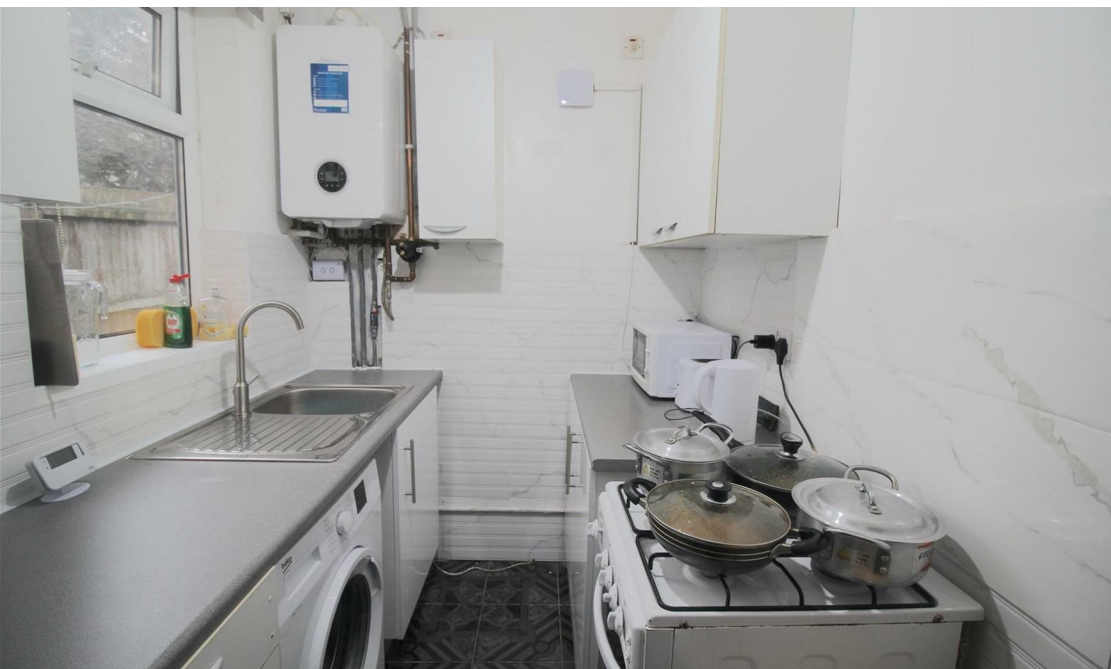
EE - 88%
3 - 83%
VODAFONE - 80%
O2 - 73%

BROADBAND

Standard 6 Mbps
0.7 Mbps Good
Superfast --Not available --Not available
Unlikely
Ultrafast 1800 Mbps 220 Mbps

INFORMATION FROM OFCOM





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