PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Wharf Road, Tyseley, B11 2EB

Offers In The Region Of £185,000



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- Well Presented Traditional Terrace Home
- Hallway
- Two Reception Rooms
- Kitchen
- Two Double Bedrooms
- First Floor Family Bathroom
- Front and Rear Gardens
- Potential to Extend (subject to planning)
- Ideal First Time Buy
- Early Viewing Essential

EPC Rating

Current: D
Potential: B

Council tax band

Band = A

** WELL PRESENTED TRADITIONAL TERRACE HOME ** TWO RECEPTION ROOMS ** TWO DOUBLE BEDROOMS **

This TERRACE HOME is situated in on WHARF ROAD, TYSELEY AND IS AN IDEAL FIRST TIME BUYER PROPERTY OR FOR INVESTMENT!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING TODAY!

Accessed via a front garden and leading to front door, accommodation comprises: entrance, HALLWAY, TWO RECEPTION ROOMS, KITCHEN and REAR GARDEN on the ground floor. TWO BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT

Energy Performance Certificate : D

Approach
Access is gained via front garden pathway to :

Hallway
Doors off:

Reception One
11'5 x 9'9 (3.48m x 2.97m)
Double glazed bay window to front and central heating radiator.

Reception Two
11'4 x 13'1 (3.45m x 3.99m)
French doors to rear, central heating radiator.

Lobby
Understairs storage cupboard, stairs to first floor and door to:

Kitchen
10'1 x 7'6 (3.07m x 2.29m)
Double glazed window to side, window to rear, door to side. Fitted with a range of wall base and drawer units with worksurface over incorporating sink and drainer.

FIRST FLOOR

Landing
Window to side, loft and doors off :

Bedroom One
11'6 x 14'11 (3.51m x 4.55m)
Two double glazed windows to front and central heating radiator

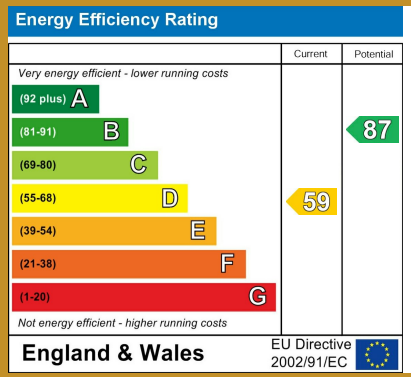
Bedrom Two
11'11 x 11'5 (3.63m x 3.48m)
Window rear and central heating radiator.

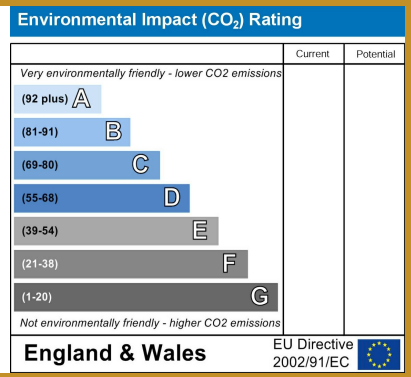
Bathroom
10 x 7'3 (3.05m x 2.21m)
Double glazed frosted window to rear, Suite comprising low level wc, pedestal wash hand basin, panelled bath with shower over.

OUTSIDE

Rear Garden
Paiot area and lawned area















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