



## Offers Over £230,000

### Clements Road, Birmingham, B25 8TS

- No Upward Chain
- Semi Detached Home
- Three Bedrooms
- Hallway
- Two Reception Rooms
- Kitchen
- First Floor Family Bathroom
- Driveway & Rear Garden
- In Need of Modernisation
- Close to Local Schools, Shops & Transport Links

## EPC Rating

Current: E  
Potential: C

## Council tax band

Band = B

**\*\* NO UPWARD CHAIN \*\* IN NEED OF MODERNISATION \*\* SEMI DETACHED FAMILY HOME \*\* THREE BEDROOMS \*\* INTERNAL VIEWING ESSENTIAL! \*\* GREAT LOCATION \*\* POTENTIAL TO EXTEND (subject to planning)**

EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT !! ...AN OPPORTUNITY TO PURCHASE FAMILY RESIDENCE , located on CLEMENTS ROAD, YARDLEY- DO NOT MISS OUT!!

CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.

The property is approached via a DRIVEWAY providing off road parking accommodation comprising of hallway, TWO RECEPTION ROOM, KITCHEN, GUEST W.C. & GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and a FAMILY BATHROOM ROOM The property benefits from central heating and double glazing where specified.

Energy Performance Certificate : E

### Approach

Access is gained via driveway leading to:

### Porch

Front door to:

### Hallway

Stairs to the first floor and doors off:

### Reception One

Double glazed bay window to front and central heating radiator.

### Reception Two

Double glazed window to rear and central heating radiator.

### Kitchen

Window to side, wall and base units with work surface over, stainless steel sink and drainer with mixer tap over.

### W.C

With high level w.c.

## FIRST FLOOR

### Landing

Doors off:

### Bedroom One

Double glazed window to front and central heating radiator.

### Bedroom Two

Double glazed window

Bedroom Three

Double glazed window.

Bathroom

Frosted window, suite comprising panelled bath, low level w.c, pedestal wash hand basin and airing cupboard.

OUTSIDE

Rear Garden

Enclosed garden with patio area and lawned area.

ADDITIONAL INFORMATION

Mobile Coverage

VODAFONE - 83%

THREE 79%

EE - 77%

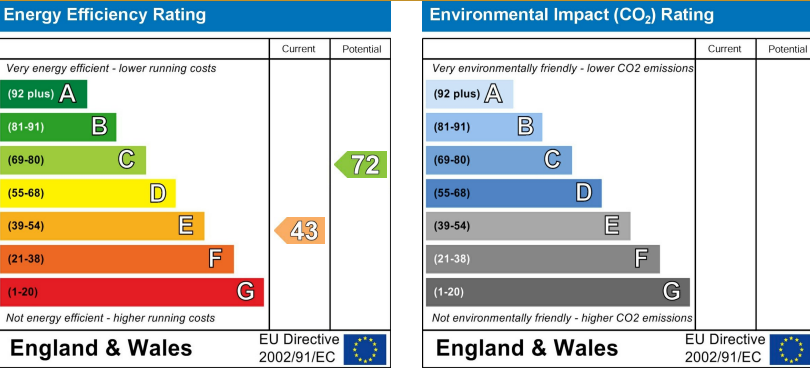
O2 - 76%

Broadband Availability

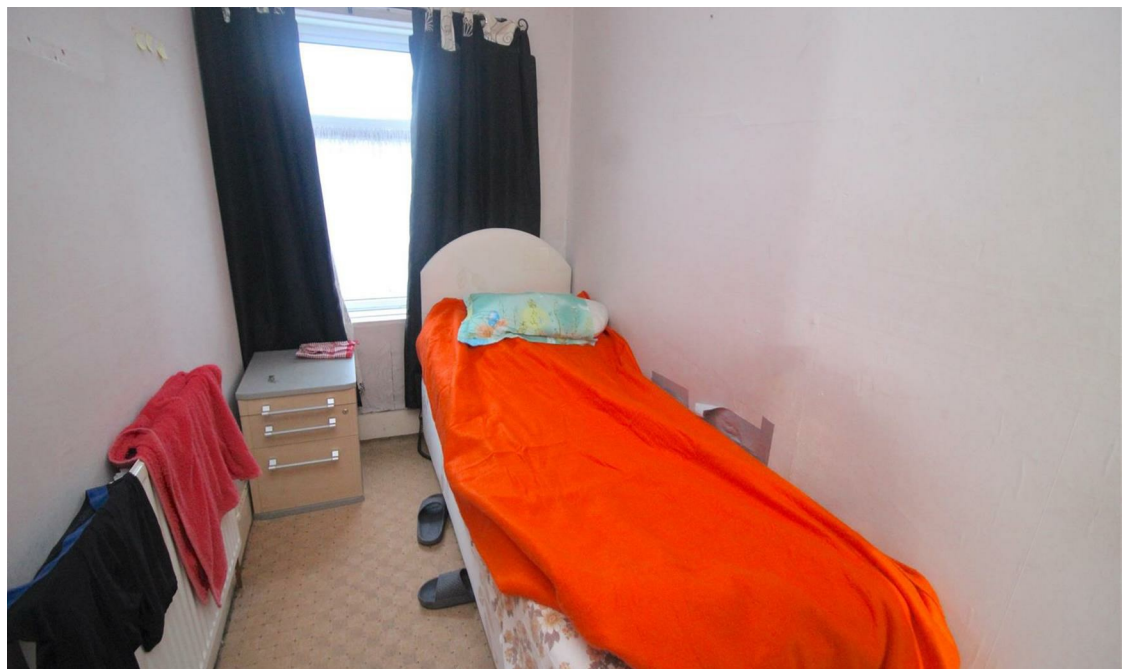
Standard 10 Mbps 0.9 Mbps Good

Superfast 78 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps







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