



Offers Over £275,000

Flaxley Road, Birmingham, B33 9HG

- No Upward Chain
- Traditional Semi Detached Home with Potential to Extend (subject to planning)
- Three Bedrooms
- Lounge
- Kitchen Diner
- Sun Room
- Guest W.C & Family Bathroom
- Driveway & Rear Garage
- Rear Garden
- Early Viewing Essential

EPC Rating

Current: D
Potential: C

Council tax band

Band = C

**** NO UPWARD CHAIN **** TRADITIONAL SEMI DETACHED HOME WITH POTENTIAL TO EXTEND (subject to planning) **** THREE BEDROOMS **** CLOSE TO ALL AMENITIES **** GARAGE TO REAR* * ONLINE VIEWING AVAILABLE! ****

THIS FAMILY, SEMI DETACHED HOME IS A SITUATED ON THE THE POPULAR FLAXLEY ROAD, STECHFORD CLOSE TO ALL LOCAL AMENITIES! A property NOT TO BE MISSED!

Accessed via a DRIVEWAY providing parking ALONG WITH A GARAGE TO THE REAR and leading to a double glazed entrance door the accommodation comprises of porch, entrance hallway, LOUNGE, KITCHEN DINER with built in oven hob and extractor, SUN ROOM and rear garden on the ground floor. To the first floor there are TWO DOUBLE BEDROOMS both with fitted wardrobes, SINGLE BEDROOM and family bathroom. The property benefits from central heating and double glazing both where specified.

Energy Performance Rating: D

Approach

Access is gained via driveway with steps to:

Porch

Front door to:

Hallway

Stairs to the first floor, central heating radiator and doors off:

Lounge

14'6 x 12'3 (4.42m x 3.73m)

Double glazed bay window to front and central heating radiator.

Kitchen Diner

17'5 x 8'2 (5.31m x 2.49m)

Double glazed window to rear, double doors to rear, fitted with a range matching wall base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over, oven hob and extractor.

W.C

With low level Saniflo W.C

Sun Room

10'1 x 7'10 (3.07m x 2.39m)

Double glazed door and double glazed windows to rear.

FIRST FLOOR

Landing

Window to side and doors off:

Bedroom One

14 x 10 (4.27m x 3.05m)

Double glazed bay window to front, central heating radiator and fitted wardrobe.

Bedroom Two

14'2 x 9'8 (4.32m x 2.95m)

Double glazed window to rear, central heating radiator and fitted wardrobe.

Bedroom Three

7'3 x 6'8 (2.21m x 2.03m)

Double glazed window to front and central heating radiator.

Bathroom

8'5 x 6'7 (2.57m x 2.01m)

Double glazed frosted window to rear, frosted window to side, suite comprising low level w.c, pedestal wash hand basin, central heating radiator, tiled walls and loft access.

OUTSIDE

Rear Garden

With patio area, being mainly laid to lawn with access to garage

Garage

20' x 12'2 (6.10m x 3.71m)

With up and over door and door to garden.

ADDITIONAL INFORMATION

MOBILE PERFORMANCE

EE - 89%

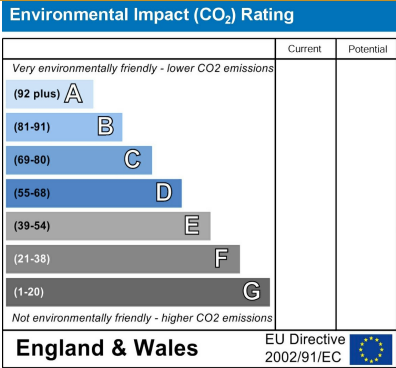
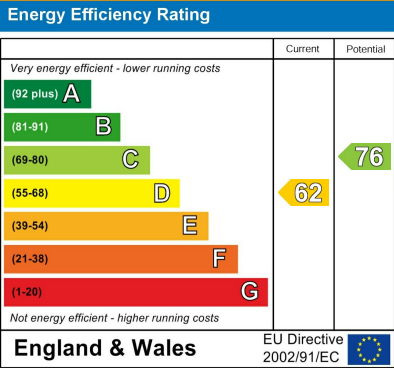
3 - 80%

VODAFONE - 78%

O2 - 74%

BROADBAND

Standard 11 Mbps 1 Mbps Good
Superfast 68 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps





167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com