

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Salisbury Road, Birmingham | £175,000

\* SEMI DETACHED HOUSE \* TWO BEDROOMS \* REQUIRES MODERNISATION \* NO UPWARD CHAIN \*

THIS SEMI DETACHED HOUSE WILL REQUIRE UPDATING AND THEREFORE IDEAL FOR FIRST TIME BUYERS OR FOR INVESTMENT PURPOSES!  
CALL OUR CASTLE BROMWICH OFFICE ON 0121-748-7272.

The property is approached via double glazed entrance door with accommodation comprising of TWO RECEPTION ROOMS, KITCHEN and rear garden all to the ground floor. To the first floor there are TWO BEDROOMS and a Family Bathroom. The property also benefits from central heating and double glazing both where specified.

Energy Performance Certificate: D

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APPROACH

The property is approached via the public footpath leading to:-

Entrance

A double glazed entrance door leading into:-

Front Reception Room

12'4" x 10'1" (3.76m x 3.07m)  
Double glazed window to the front and radiator. Wall mounted decorative electric fire.

Rear Reception Room

12'1" x 10'2" (3.68m x 3.10m)  
Double glazed window to the rear and radiator. Door to staircase. Wood effect flooring. Under stairs storage cupboard.

Kitchen

9'2" x 7'5" (2.79m x 2.26m)  
A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer with mixer tap over. Gas cooker point Plumbing for a washing machine. Double glazed window and double glazed door to the side allowing access to the garden.

FIRST FLOOR

Bedroom One

12'2" x 10'1" (3.71m x 3.07m)  
Double glazed window to the front and radiator.

Bedroom Two

10'3" x 9'1" (3.12m x 2.77m)  
Double glazed window to the rear and radiator.

Family Bathroom

Suite comprises of a panelled bath unit with electric shower over, pedestal wash basin and low flush WC. Part tiling to the walls. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side gate allowing access to/from the front of the property. The rear garden is mainly paved with shrubbery. Brick outbuilding with W.C.

