

# 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.

