



15 Leysdown Road

Acocks Green, Birmingham, West Midlands,
B27 7JY

Asking Price Of £165,000

*** CORNER PLOT *** TWO BEDROOMS *** IDEAL
FIRST TIME BUY OR BUY TO LET *** This two bedroom
end terrace property benefits from, being set on a corner
plot and comprises entrance hallway, lounge, kitchen
diner, good size family bathroom, central heating, double
glazing, detached garage, driveway and rear garden.



Property Features

- CORNER PLOT
- NO CHAIN
- DETACHED GARAGE
- LOUNGE
- END TERRACE
- KITCHEN DINER
- GOOD SIZE BATHROOM
- CENTRAL HEATING
- DOUBLE GLAZING
- CONVENIENT

Full Description

ENTRANCE HALL

Accessed from main entrance door with further door onto:

LOUNGE

13' 8" x 17' 1" (4.187m x 5.230m)

Double glazed window to front, radiator, feature fire place, door to stairs and door onto:

KITCHEN/DINER

9' 11" x 13' 8" (3.025m x 4.186m)

Double glazed door to rear garden, double glazed window to rear garden, a range of matching wall and base units with works surface over, there is a built in single drainer sink unit, built in oven, hob & extractor fan, tiling to splash back, tiling to floors and doors to further storage.

LANDING

Doors off to:

BEDROOM ONE

14' 4" x 10' 7" (4.388m x 3.240m)

Double glazed window & radiator, door to storage.

BEDROOM TWO

12' 10" x 9' 5" (3.914m x 2.885m)

Double glazed window and radiator.

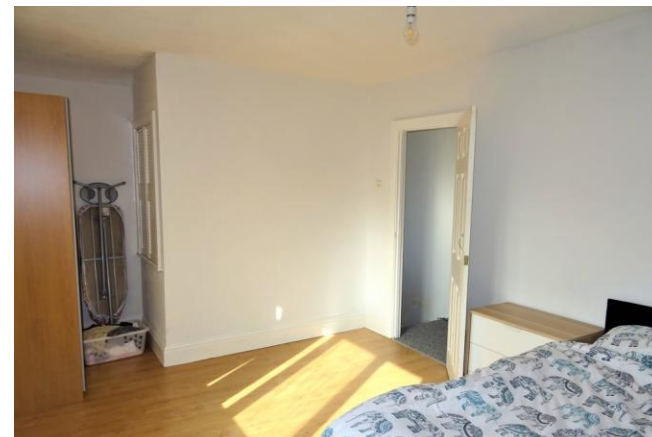
BATHROOM

7' 4" x 9' 6" (2.247m x 2.904m)

Double glazed window to rear, radiator, panelled bath, corner shower cubicle, pedestal hand wash basin, low level flush WC.

REAR GARDEN

Paved patio area leading to gated side access, lawn area, some mature shrubs & hedges and some fencing to boundaries.





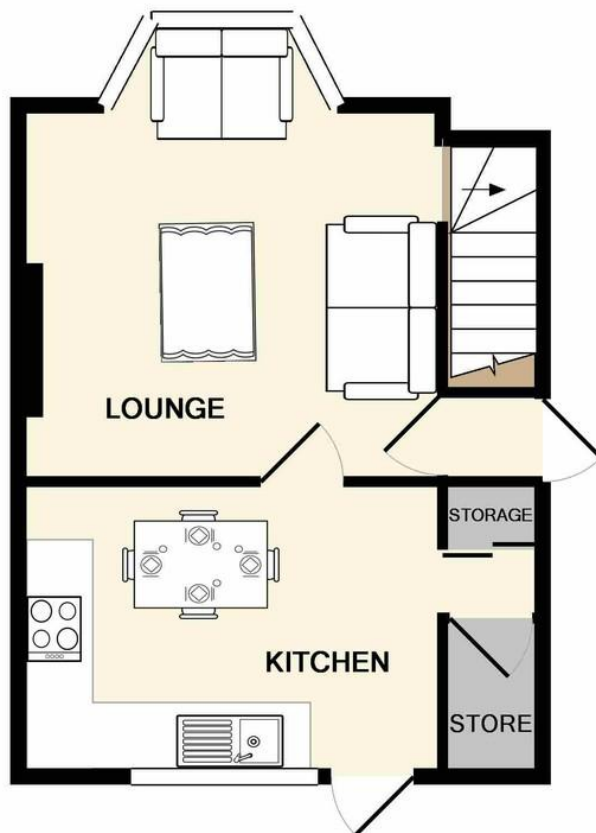


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GROUND FLOOR



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(43-54) E	54	64	(31-35) E	47	57
(31-42) F			(36-40) F		
(13-30) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements