

117 Freasley Road, Birmingham, West Midlands, B34 7QH

2 Bed House - Terraced

Offers In Excess Of £170,000

💡 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- TRADITIONAL END OF TERRACED PROPERTY
- MODERN INTERIOR
- TWO DOUBLE BEDROOMS
- FAMILY KITCHEN
- RECEPTION ROOM

- CONTEMPORARY BATHROOM
- UTILITY & GUEST WC
- REAR GARAGE & GARDEN
- EXCELLENT TRANSPORT LINKS
- CATCHMENT FOR GOOD SCHOOLS



IMMACULATELY PRESENTED TRADITIONAL END TERRACED PROPERTY with MODERN INTERIOR. The property includes TWO DOUBLE BEDROOMS, LARGE LOUNGE/ DINER, FITTED KITCHEN, FAMILY BATHROOM, UTILITY AND DOWNSTAIRS WC, GARDEN WITH REAR GARAGE AND OFFROAD PARKING.

Overview & Approach



Freasley Road is situated in Shard End, East Birmingham, and is accessible via Packington Avenue. Ideally located for families keen to be within the catchment for good nearby schools and to be within easy reach of major transport links.

Shard End is a sought-after district of East Birmingham due to the local schools which have high Ofsted Ratings and the nearby train stations, which offer regular train journeys into Birmingham City Centre and Birmingham International Train Station, Airport and the extremely popular Resorts World.

Freasley Road is a two bedroom end terrace house approached via a foregarden with pathway leading up to canopy porch with a front door leading into entrance hallway.

Entrance Hallway



Two ceiling light points, laminate flooring, gas central heating radiator, stairs to first floor. Window overlooking side of property, storage cupboard which houses consumer unit and metres. Doors leading off to lounge diner.

Lounge Diner



Overlooks front of property, double glazed French doors leading out to the rear garden, two ceiling light points, featured fireplace and gas central heating radiator.



Utility Area



Plumbing for washing machine, window overlooks side of property.



Guest WC



Low level WC, wash/hand basin with splash back tiles, vinyl flooring.

Kitchen



Overlooks rear of property, ceiling light point, laminate flooring. Matching wall/ base/ display unit with work surfaces, sink and drainer unit, electric hob with with extractor above and built in oven, integrated fridge. UPVC door to side passageway to utility.

Stairs & Landing



Overlooks side of property, ceiling light point, loft access, storage cupboard housing boiler

Bedroom Two



Overlooks rear of property, ceiling light point, gas central heating radiator.

Bedroom One



Overlooks front of property, ceiling light point, gas central heating radiator, built in storage cupboard.



Modern Bathroom



Overlooks rear side of property, ceiling light point, tiled flooring. Modern suite with P shaped bath/ shower above off boiler. heated towel rail, low level WC, wash/ hand basin with built in vanity.

Rear Garden



Block paved patio area, path to rear, lawn with hedges, garage and double gates to rear.

Rear Garage & Parking

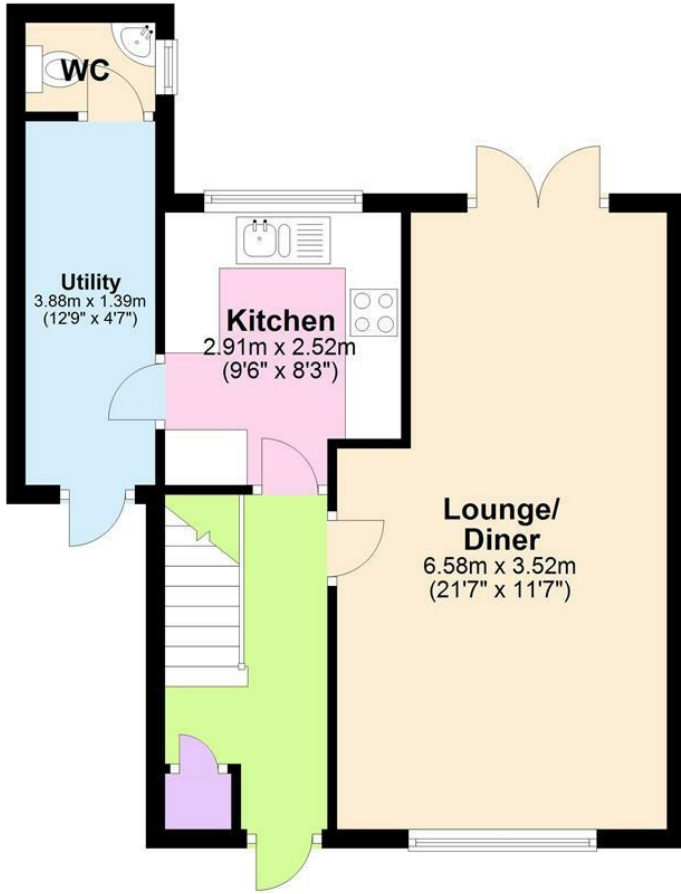


Garage and double gates to rear with off road parking.

Freasley Road

Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.0 sq. feet)



PROPERTY MISEDSCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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