

16 Yockleton Road, Birmingham, West Midlands, B33 0EQ

3 Bed House - Mid Terrace

Offers Over £140,000

📍 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



- WELL PRESENTED TERRACED PROPERTY
- THREE BEDROOMS
- PERFECT FOR FIRST TIME BUYERS
- GOODSIZE LOUNGE
- CLOSE TO LOCAL AMENITIES
- NO UPWARD CHAIN
- FANTASTIC INVESTMENT OPPORTUNITY
- OFF ROAD PARKING FOR TWO VEHICLES
- FAMILY REAR GARDEN
- PROPERTY VIDEO TOUR AVAILABLE



16 Yockleton Road, Birmingham, West Midlands, B33 0EQ

A WELL PRESENTED MID TERRACED PROPERTY located in Lea Village with NO UPWARD CHAIN! The property comprises THREE BEDROOMS, a good size lounge, family rear garden and OFFROAD PARKING FOR TWO CARS. Yockleton Road is in close proximity to shops, schools and within easy reach of Birmingham City Centre, Major Transport Links and Business Parks.

Overview & Approach

Yockleton Road is a well presented three bedroom mid-terraced property located in Lea Village, situated in East Birmingham (B33).

The area of Lea Village is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex, which are within a 5 mile radius. The property itself is within walking distance to bus stops, local shops, and train station, which connects to Birmingham International and Birmingham New Street.

Yockleton Road is approached via a driveway accommodating two cars, which then leads to an enclosed doorway.

Entrance Hallway

Includes a ceiling light and radiator point and staircase leading to the first floor.

Lounge



Overlooking the front of the property with two feature windows, ceiling and wall light points and a radiator point. The Lounge also offers a chimney breast feature wall with integral chimney, gas fire and a deep storage cupboard under the stairs. A doorway then leads off into the:

Kitchen



Overlooking the rear of the property with ceiling light and radiator points, matching wall and base units with work surfaces over, space for a freestanding cooker and undercounter appliances. A patio door opens out onto the rear garden and a sliding door leads into the:



Family Bathroom



Overlooking the rear garden with a ceiling light point, fully tiled walls with a mosaic decorative design, heated towel rail, panelled bath with electric shower over, vanity basin unit with mixer tap over, push button WC and ceramic tiled floor.

Stairs and Landing

Includes a ceiling light point, loft hatch and thermostat control.

Bedroom One



Overlooks the front of the property with two feature windows with a ceiling light and radiator point and a storage cupboard housing the central heating boiler.



Bedroom Two



Overlooking the rear garden with a ceiling light and radiator point.

Bedroom Three



Overlooking the rear garden with a ceiling light and radiator point.

Rear Garden



Includes a patio area overlooking a spacious grass lawn with perimeter fence panels and ornamental conifers.



Additional Information

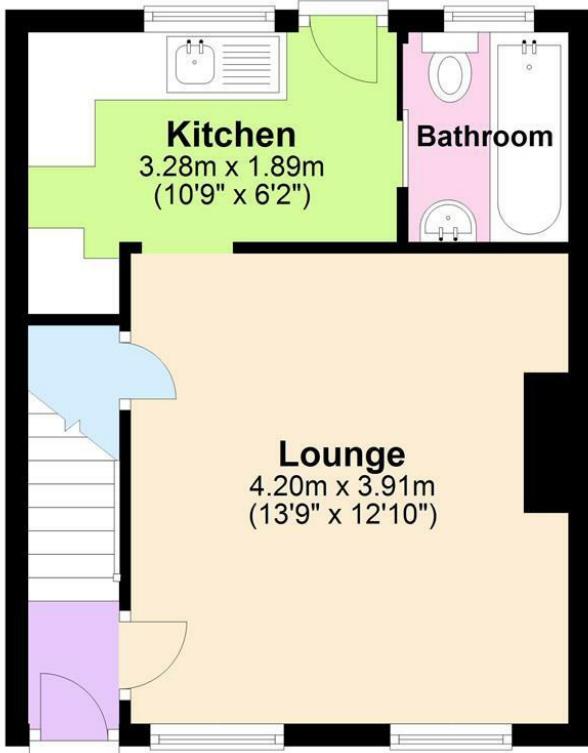


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Yockleton Road

Ground Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 59.8 sq. metres (643.3 sq. feet)



PROPERTY MISESCRIPTIONS 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			