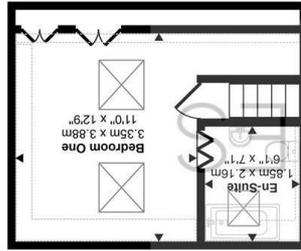


Approx Gross Internal Area
114 sq m / 1223 sq ft

First Floor
Approx 23 sq m / 247 sq ft



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

| Energy Efficiency Rating | |
|---|----------|
| Current | Possible |
| 83 | 50 |
| Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-69) E (39-54) F (21-38) G (1-20) | |
| Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales | |

Council Tax Band D

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- Attractive Landscaped Rear Garden
- NO UPWARD CHAIN



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*** INVESTMENT OPPORTUNITY ***

A newly refurbished and re-modeled detached dormer bungalow, boasting four double bedrooms and two bathrooms, situated in a popular residential location less than half a mile from Yardley Wood train station whilst also being within easy reach of Kings Heath 'village' and Shirley High Street.

Having tall ceilings, with replacement double-glazed windows and new flooring throughout, the deceptively spacious ground floor accommodation briefly comprises an enclosed porch, a pleasant dual-aspect living room, a modern extended breakfast kitchen, a separate utility area, three double bedrooms and a contemporary family bathroom. Upon the first floor there is a generous master bedroom with under-eaves storage and a luxurious en-suite bathroom.

Outside, there is off-road parking for up to four vehicles directly in front of the property, an integral store room and an attractive landscaped rear garden enjoying a private aspect.

Currently generating a gross income of £1,750 PCM (5.25% gross yield), the fully furnished property would make an ideal hands-off/turnkey investment for a savvy investor. The property would equally suit first time-buyers or home owners looking to downsize.

