



109 Medina Road, Tyseley, Birmingham
B11 3SB

Price Guide **£145,000**

- Victorian Inner Terrace
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- Ground Floor Bathroom
- Energy Efficiency Rating - F

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109 Medina Road, Tyseley, Birmingham, B11 3SB

A great opportunity to acquire a spacious mid terrace property that would make an ideal buy to let investment or first-time purchase. The property is situated in a popular location and comprises, two reception rooms, kitchen, ground floor shower room, three bedrooms & courtyard style garden to rear. No Chain

APPROACH

The property is approached via a small paved foregarden with dwarf retaining wall and pathway leading to a storm porch entrance into:-

RECEPTION ROOM ONE (FRONT) 12'11" (3.93M) X 10'4" (3.14M)

Having large bay window to front the aspect, ceiling light point, coving to ceiling and ceiling rose.



RECEPTION ROOM TWO (REAR) 11'1" (3.4 M) X 10'4" (3.20 M)

Having A glazed window to rear, feature ornamental gas fire, TV point, telephone point, stairs rising to first floor landing, under stairs storage cupboard, ceiling light point, and opening into kitchen.

KITCHEN

8'8" (2.7M) X 5'5" (1.7M)

A range of wall and base units with coordinated worksurface over, single stainless steel drainer sink unit, provision for a gas cooker, space and plumbing for washing machine, double panel radiator, window to side aspect and door to rear garden & leading to



GROUND FLOOR SHOWER ROOM

The suite comprises low level flush WC, pedestal wash hand basin, shower enclosure with electric mixer shower unit over, tiling to splash prone areas, obscure glazed window to rear.



FIRST FLOOR LANDING

With doors radiating to bedroom one, bedroom two and bedroom three

BEDROOM ONE (FRONT)

10'4" (3.2 M) X 11'2" (3.40 M)

A Baxi wall heater, telephone point, ceiling light point and two glazed windows to front aspect.



BEDROOM TWO (REAR)

7'8" (2.4M) X 11'2" (3.40 M)

Having Uwindow to rear aspect, ceiling light point, Baxi wall heater, cupboard with hatch providing access to loft.

BEDROOM THREE(REAR)

8'5" (2.6M) X 5'5" (1.70 M)

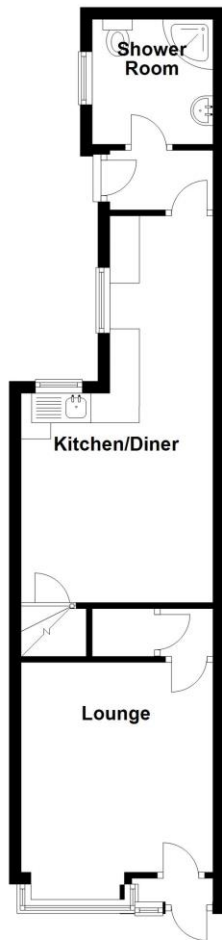
Having window to rear aspect, ceiling light point, Baxi wall heater

GARDEN

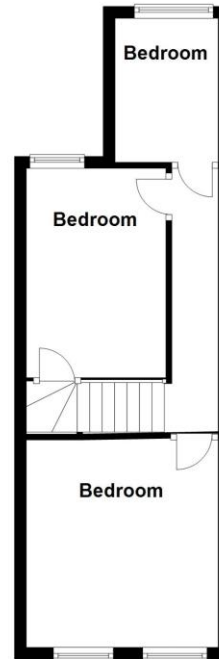
A paved courtyard style garden with screening perimeter fencing & large timber shed with gated entrance to sheared right of way..



Ground Floor
Approx. 38.9 sq. metres (418.4 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.5 sq. feet)



Total area: approx. 69.5 sq. metres (747.8 sq. feet)



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