



***Berkley Road, Yardley, Birmingham, B25 8NL***

*Thistle Estates is pleased to present this well-appointed, three-bedroom terraced property for sale. Offering an excellent opportunity for first-time buyers or investors, this deceptively spacious home is located in a desirable area with convenient access to shops and transport links.*

***Price: £189,950***



## Location

Berkley Road is located in Yardley, a residential area in east Birmingham, UK. The neighbourhood is well-connected, with easy access to local amenities and transportation links. Nearby, you'll find local shops, convenience stores, and supermarkets for daily needs. Swan Shopping Centre, with a variety of retail outlets and dining options, is just a short distance away.

For green spaces, Oaklands Recreation Ground and Small Heath Park are nearby, offering areas for outdoor activities. Schools like Yardley Primary School and Yardley's School are within easy reach, making it a convenient location for families. Public transport is accessible via bus routes and Acocks Green or Tyseley railway stations, offering good connections to Birmingham city centre and surrounding areas.

## Description

Thistle Estates is pleased to present this well-appointed, three-bedroom terraced property for sale. Offering an excellent opportunity for first-time buyers or investors, this deceptively spacious home is located in a desirable area with convenient access to shops and transport links.

## Property Features:

- **Ground Floor:**

*Upon entering, the property features a welcoming hallway leading to a spacious lounge, a generously sized kitchen/diner, and a convenient downstairs WC.*

- **First Floor:**

*The first floor offers three well-proportioned bedrooms and a family bathroom, making it ideal for a growing family or for rental potential.*





## Key Details:

- **Three Bedrooms:** *The property includes three good-sized bedrooms, each equipped with UPVC double-glazed windows and central heating radiators.*
- **Spacious Living Areas:** *The lounge is bright and spacious, with direct access to the rear garden, while the kitchen/diner is perfect for family meals and entertaining.*
- **Modern Bathroom:** *A well-maintained family bathroom features a white suite with an electric shower over the bathtub, low flush WC, and washbasin, complemented by mosaic-effect tiling.*

## Ground Floor Details:

- **Porch:**  
*Featuring a tiled floor, light point, electric meter point, and built-in storage.*
- **Hallway:**  
*The hallway boasts wood-effect laminate flooring, central heating, dado rails, and stairs leading to the first floor.*
- **Kitchen/Diner (4.45m x 2.95m):**  
*A functional kitchen with a range of base and wall-mounted units, ample worktop space, integrated sink and drainer, and connections for a gas cooker and washing machine.*
- **Lounge (4.55m x 3.40m):**  
*A bright and airy lounge with wood-effect laminate flooring, a TV point, and a door leading to the rear garden.*
- **Downstairs WC:**  
*Featuring a low flush WC and wall-mounted hand washbasin.*



## First Floor Details:

- **Bedroom One (4.40m x 2.80m):**  
*A spacious double bedroom overlooking the rear garden with built-in storage.*
- **Bedroom Two (3.65m x 2.80m):**  
*A second well-sized bedroom with views to the front elevation.*
- **Bedroom Three (3.40m x 2.00m):**  
*A versatile third bedroom with a rear-facing aspect.*
- **Family Bathroom:**  
*Fitted with a white bathroom suite, including a bathtub with electric shower, low flush WC, washbasin, and chrome heated towel rail.*

## Exterior:

- **Front Garden:**  
*The front of the property features a well-maintained garden with a lawn, timber fencing, and a paved path leading to the entrance.*
- *A private rear garden with lawn, timber fencing, and a paved path leading to a rear tradesman's entrance.*

## Additional Information:

*This property represents excellent value for money and is primed for personalisation, making it ideal for first-time buyers looking to add their own style or investors seeking a rental opportunity.*

*Viewings are highly recommended. Please contact Thistle Estates to arrange a viewing.  
Don't miss out on this fantastic opportunity—call us today!*





## **GENERAL INFORMATION**

**TENURE:** We are advised that the property is **FREEHOLD**.

However, we advise all potential purchasers to obtain confirmation of the tenure through their own Solicitor or Surveyor.

**SERVICES:** We understand that the following services are available; mains gas, electricity, water and drainage. Thistle Estates have not tested any of these appliances and purchasers are urged to make their own investigation as to the workings of the relevant items.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars, by way of fixtures and fittings, are included in the sale. Others, if any, are excluded.

**Viewing** Strictly by appointment with Thistle Estates on (0121) 256 2561. 1A King Edward Road, Moseley, Birmingham, B13 9HR

**Vendors Solicitor** To be advised.

## **MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **Making an Offer**

If you are interested in this property, please contact us at the earliest opportunity. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees.

### **Free Sales Valuation**

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment. 1A King Edward Road, Moseley, Birmingham B13 8HR Tel: 0121 256 2561 Fax: 0121 256 2560.

## **PROPERTY MISDESCRIPTIONS ACT 1993**

Any statements, descriptions, information or opinion contained within these details have been made or provided in good faith by Thistle Estates who, however, have not had the opportunity to verify the accuracy of such statements etc.

In particular, none of these services — including central heating if installed — have been tested and no warranty is made in respect of their condition, operation, effectiveness or suitability. All references in the particulars to parts of the fabric, materials, fittings, decorations, external or internal features or grounds of the property are made without any warranty as to their condition or suitability.

Intending purchasers and any other readers should make their own arrangements to check the accuracy of descriptions, measurements, areas, distances, proximity to facilities. Outgoings, tenure and other statements or opinions expressed in these particulars.



1A King Edward Road, Moseley, Birmingham, B13 8HR Tel 0121 256 2561, Email: mail@thistleestates.com

