

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Waterloo Road, Yardley, Birmingham, B25 8JS

£160,000



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**Waterloo Road, Yardley,  
Birmingham, B25 8JS**

- Traditional End Terrace Property
- Sold with Sitting Tenant - £800 PCM
- Hallway
- Two Reception Rooms
- Kitchen
- Two Double Bedrooms
- First Floor Family Bathroom
- Front & Rear Gardens
- Close to Local Schools Shops and Transport Links
- Early viewing Essential

## EPC Rating

Current: D  
Potential: C

## Council tax band

Band = B

**\*\* SOLD WITH SITTING TENANT  
CURRENTLY GETTING £800 PCM \*\*  
TRADITIONAL END TERRACE HOME \*\*  
TWO RECEPTION ROOMS \*\* TWO  
DOUBLE BEDROOMS \*\* GREAT  
LOCATION \*\***

This TERRACE HOME is situated in on WATERLOO ROAD, YARDLEY AND IS AN IDEAL INVESTMENT PROPERTY, BEING SOLD WITH A SITTING TENANT!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING TODAY!

Accessed via a front garden and leading to front door, accommodation comprises: HALLWAY, TWO RECEPTION ROOMS, KITCHEN and REAR GARDEN on the ground floor. TWO BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT

Energy Performance Certificate : E

### Additional Information

Mobile Coverage

EE - 71%

3 - 80%

VODAFONE - 83%

O2 - 75%

View broadband availability

Standard 15 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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