



123 Gleneagles Road, Yardley, B26 2JG

Offers over £250,000

HEAVILY EXTENDED FOUR BEDROOM FAMILY HOME - A superb semi detached house on a popular road in Yardley - The perfect family home that ticks all the boxes - Located nearby to shops, schools and transport links - Enclosed porch - Extended open plan lounge/diner (which could easily be divided to make two reception rooms) - Extended dining kitchen - Utility - Guest WC to the ground floor - Four bedrooms - Family bathroom - Central heating - Double glazing - Driveway - Rear garden - Rear garage - Viewing strongly advised.

Front

Off road parking via a block paved driveway with a wall and fencing to the perimeter and access to a UPVC opaque double glazed door to:-

Enclosed Porch

Double glazed windows to the front and sides, tiled floor, ceiling spotlights and a further UPVC opaque double glazed door to:-

Extended Open Plan Lounge/Diner 13'7 max x 29'5 (4.14m max x 8.97m)



With stairs to the first floor, opaque double glazed window to the front double glazed bay window to the front, double glazed French doors onto the rear garden, two radiators, wall mounted electric fire, laminate flooring, power and light points and door to:-

Extended Dining Kitchen 12'5 max x 11' max (3.78m max x 3.35m max)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drain unit with mixer tap and tiling to splash prone areas. Fitted double electric oven, inset five ring gas burner hob with an extractor hood over, integrated fridge and freezer and an integrated dishwasher. UPVC double glazed door to the rear garden, double glazed window to the rear, radiator, power points, ceiling spotlights, door to the under stairs storage cupboard and doors to:-

Guest WC

Fitted with a low level flush WC and guest vanity sink, tiling to splash prone areas, opaque double glazed window to the front and ceiling light point

Utility Room

With space and plumbing for appliances, power and light points

Landing

Opaque double glazed window to the side, radiator, ceiling light point, stairs to the second floor and doors to:-

Bedroom One 7'1-0 excluding bay x 13'1 (2.16m-0.00m excluding bay x 3.99m)



Two double glazed windows to the front, radiator, fitted wardrobes and fitted storage, power points and ceiling spotlights

Bedroom Two 8'3 max x 11'11 (2.51m max x 3.63m)

Double glazed window to the rear, radiator, power and light points

Bedroom Three 1'8 x 8'8 (0.51m x 2.64m)

Double glazed window to the rear, radiator, built in storage cupboard, power and light points

Four Piece Bathroom



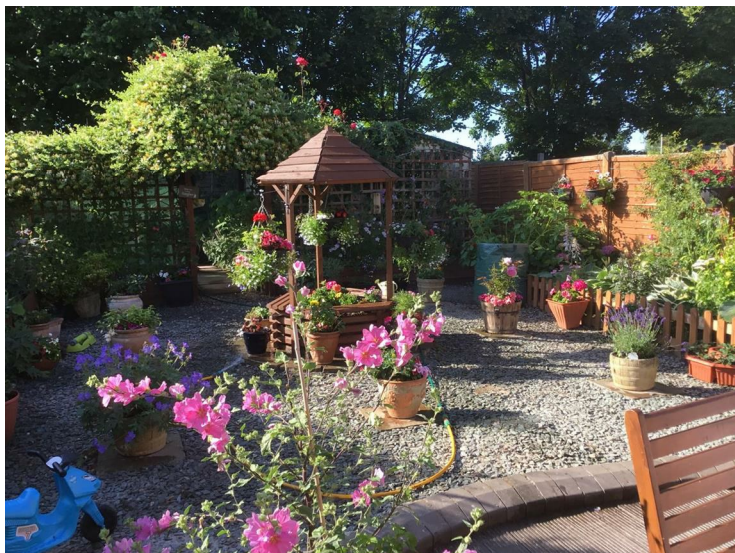
Fitted with a four piece suite comprising corner bath, shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the front, heated towel rail, extractor fan and ceiling light point

Bedroom Four 21'11 x 13' max (6.68m x 3.96m max)



Double glazed window to the rear, Velux windows to the front and rear, power and light points

Rear Garden



With a timber decked seating area to the forefront, gravelled section, shrub borders, fencing to the perimeters and an archway leading to the vegetable patch and greenhouse

Rear Garage 8'5 x 16' (2.57m x 4.88m)

With a metal up and over door onto the rear vehicular service road, power and light points

Nearby Schools

The following schools are local to the property; Lyndon Green Infant & Junior Schools, Gilberstone Primary School, Olton Primary School, Lyndon School, Archbishop Ilsey Catholic Technology College and King Edward VI Sheldon Heath Academy.

Viewing

By appointment only please with the Sheldon office.

Property to Sell Sheldon

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

Floor Plan

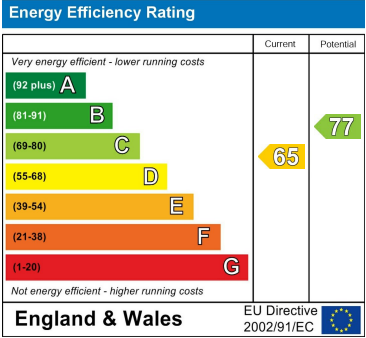


Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

Area Map



Energy Efficiency Graph



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