



BOSWORTH ROAD, SOUTH YARDLEY, BIRMINGHAM, B26 1EY
ASKING PRICE OF £220,000



»X Ideal For A First Time Purchaser

»X Three Bedroom Semi Detached

»X Internal & Early Viewing Essential

»X Well Maintained

»X Large Kitchen/Dining Room

»X Conservatory

»X Attractive Lounge

»X Off Road Parking To The Front

»X Well Maintained Rear Garden

PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this three bedroom semi-detached which would be ideal for a first time purchaser. The property has been well maintained and benefits from gas central heating, UPVC double glazing and has the added attraction of a large kitchen/dining room with a conservatory off. The accommodation briefly comprises of: entrance hall, lounge, kitchen/dining room, conservatory, downstairs WC, three bedrooms, bathroom, garden and off road parking to the front.

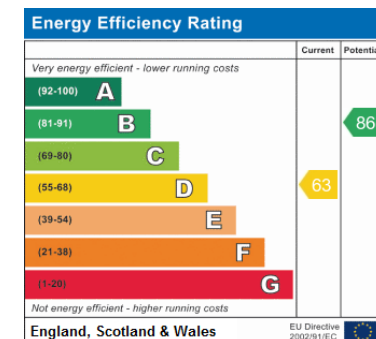
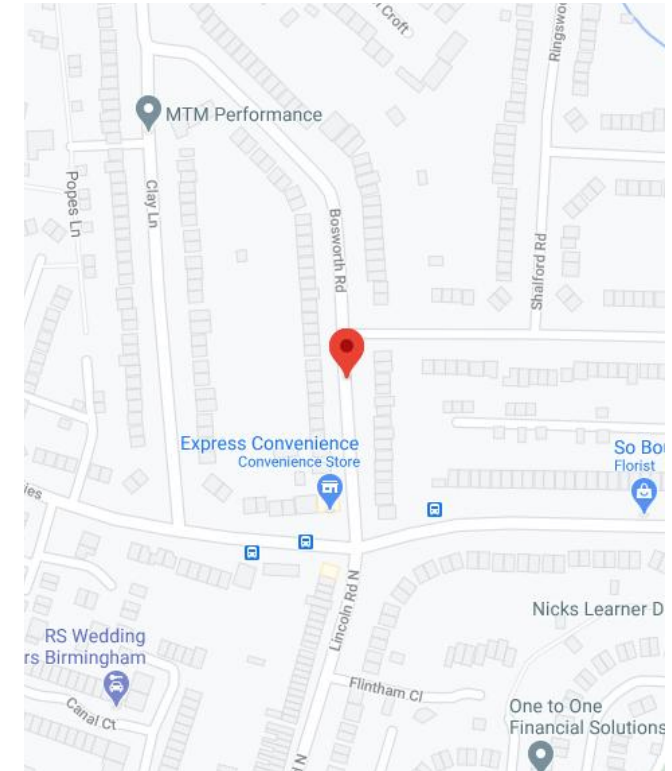
PROPERTY LOCATION

Yardley is to the east of Birmingham city centre and is named in the Domesday Book and was referred to as early as 972 in King Edgar's charter where it is named Gyrdeleah. The parish of Yardley was added to Birmingham and Warwickshire in 1911. The main shopping area is known as Yew Tree and in 2012 the Swan Shopping Centre was opened on the site of the old swan centre which used to hold markets. There are regular bus links to Birmingham City Centre, Solihull Town Centre and Chelmsley Wood and the nearest railway station is Stechford with links to Birmingham City Centre, Coventry & London. There are five main primary schools and two secondary schools.

COUNCIL TAX	Band B
TENURE	Freehold
SERVICES	Mains gas, electricity and sewers
BROADBAND	BT
LOFT SPACE	Boarded with ladder and lighting
GARDEN	East facing

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and garden shed



HALLWAY

LOUNGE

13' 4" x 10' 5" (max) (4.08m x 3.20m)

KITCHEN/DINING ROOM

16' 4" x 10' 11" (max) (4.98m x 3.35m)

CONSERVATORY

17' 4" x 8' 5" (5.30m x 2.57m)

GUEST WC

FIRST FLOOR LANDING

BEDROOM ONE

13' 9" x 10' 5" (max) (4.20m x 3.20m)

BEDROOM TWO

11' 1" x 10' 5" (3.38m x 3.20m)

BEDROOM THREE

5' 6" x 7' 5" (1.7m x 2.28m)

BATHROOM

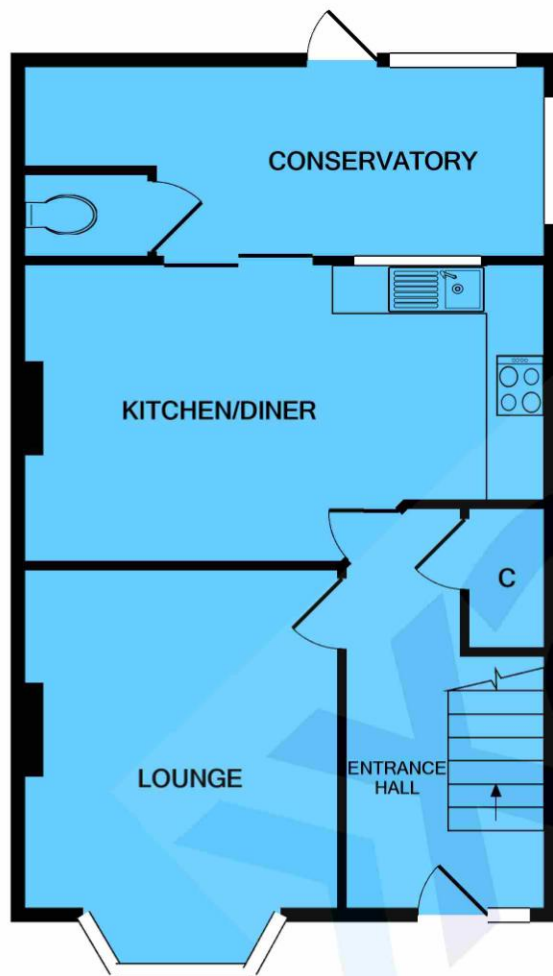
7' 2" x 5' 7" (2.20m x 1.72m)

OUTSIDE THE PROPERTY

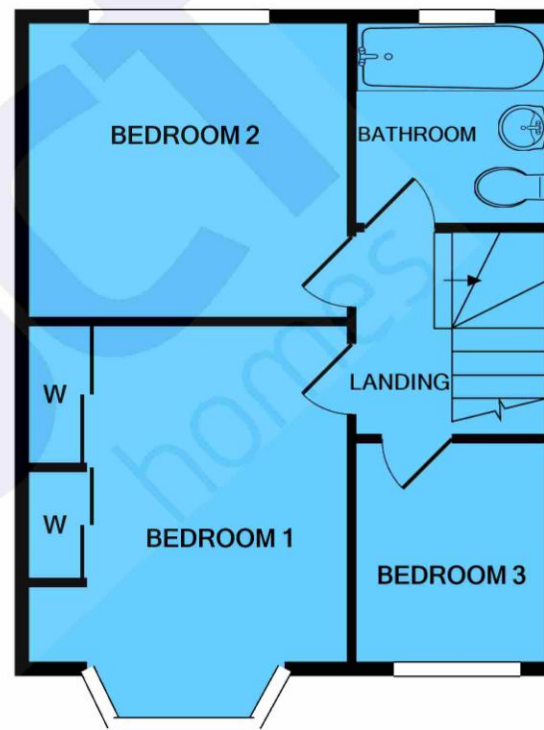
PRIVATE REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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