



smarthomes

## Regency Gardens

Yardley Wood, Birmingham, B14 4JS

- A Well Presented Semi Detached Property
- Two Double Bedrooms
- Landscaped Rear Garden
- Off Road Parking & Garage

**£190,000**

EPC Rating '71'





## Property Description

The property is set back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to UPVC double glazed door through to

## Entrance Hall

With ceiling light point, radiator, laminate flooring, coving to ceiling, stairs leading to the first floor accommodation and glazed door leading into



### **Lounge Diner to Rear**

12' 11" x 16' 9" (3.94m x 5.11m) With double glazed sliding patio doors to landscaped rear garden, coving to ceiling, two ceiling light points, wall lighting, feature fireplace housing living flame effect gas fire with marble effect hearth and surround, under-stairs storage cupboard and laminate flooring



### **Kitchen to Front**

Being fitted with a range of wall, drawer and base units incorporating display shelving, complementary work surfaces and tiling to splashback areas, sink and drainer unit with mixer tap, inset oven, four ring gas hob set below extractor, space and plumbing for washing machine, space for fridge freezer, ceiling light point, coving to ceiling, tiled flooring and double glazed window to front elevation



### **Accommodation on the First Floor**

#### **Landing**

With access to loft space, ceiling light point, coving to ceiling, airing cupboard and doors radiating off to

#### **Bedroom One to Rear**

10' 2" x 12' 11" max (3.1m x 3.94m) With double glazed window to rear elevation, ceiling light point, coving to ceiling and radiator



#### **Bedroom Two to Front**

9' 3" max x 12' 11" max (2.82m x 3.94m) With double glazed window to front elevation, ceiling light point, useful over-stairs storage cupboard, coving to ceiling and radiator



### Bathroom

Being fitted with a white suite comprising panelled bath with electric shower over, low flush WC and pedestal wash hand basin, tiling to walls, radiator, extractor, spot lights to ceiling and obscure double glazed window to side elevation

### Landscaped Rear Garden

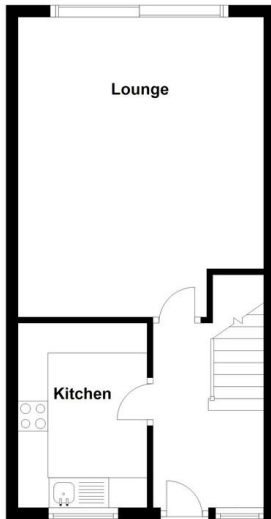
Being mainly laid to lawn with blocked paved patio, raised shrub borders with inset lighting, gated side access to garage and driveway, fencing to boundaries and paved sun terrace to rear

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

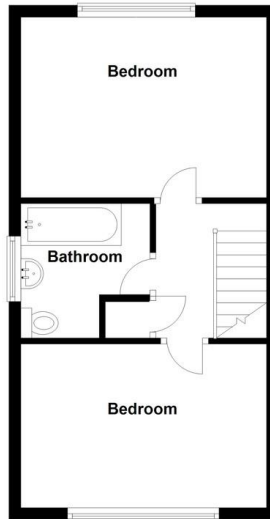
#### Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)

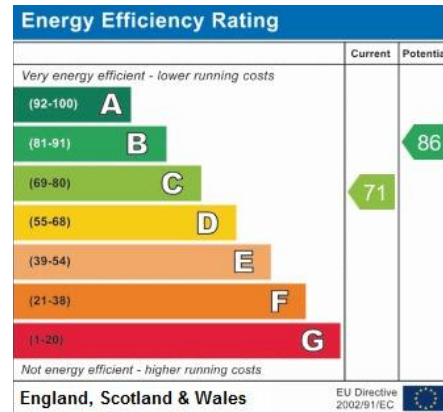


#### First Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements