



smarthomes

Waterloo Road

Yardley, Birmingham, B25 8JT

- An Extremely Well Presented End-Terrace Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- Conservatory

Offers Over

£205,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking with walled and fenced side boundaries and a UPVC double glazed door leading into

Lounge to Front

15' 5" x 14' 1" (4.7m x 4.3m) With UPVC double glazed bow window to front elevation, wall light points, stairs rising to first floor, wall mounted gas heater, feature electric fire with tiled hearth and wooden mantle and door to



Re-Fitted Kitchen to Rear

15' 5" x 5' 10" (4.7m x 1.8m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding gas cooker, space and plumbing for washing machine and tumble dryer, tiling to splash back areas, ceiling light point, an obscure double glazed window to the side aspect, UPVC double glazed window to rear and opening to



Inner Hallway

With a door to the family bathroom and door to

Conservatory

12' 5" x 12' 1" (3.8m x 3.7m) Of UPVC construction with a glass roof, UPVC French doors leading to rear garden, further UPVC door to side passage, laminate flooring with under floor heating and a wall mounted electric heater



Family Bathroom to Rear

7' 2" x 5' 6" (2.2m x 1.7m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Electric wall heater, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation



Landing

With an obscure UPVC double glazed window to side, loft access, wall mounted gas heater, ceiling light point and door to

Bedroom One to Front



12' 5" x 9' 10" (3.8m x 3m) With double glazed window to front elevation, over stairs storage area and ceiling light point

Bedroom Two to Rear

10' 5" x 7' 6" (3.2m x 2.3m) With double glazed window to rear elevation, useful storage cupboard and ceiling light point

Bedroom Three to Rear

7' 2" x 6' 10" (2.2m x 2.1m) With double glazed window to rear elevation and ceiling light point

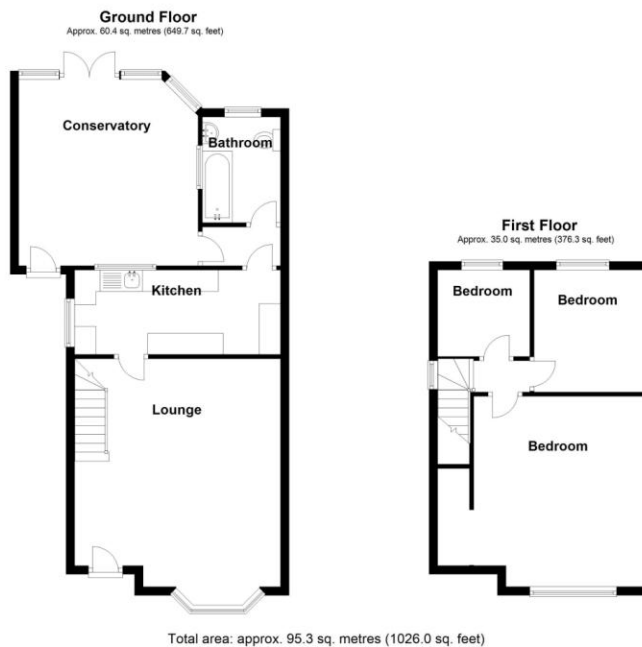


Rear Garden

Benefiting from a large paved patio area with pergola, laid lawn, a variety of mature shrubs and bushes, gated side access, cold water tap, exterior lighting, two storage sheds and panelled fencing to boundaries

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 Nigel Hodges.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	24	
Not energy efficient - higher running costs			

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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