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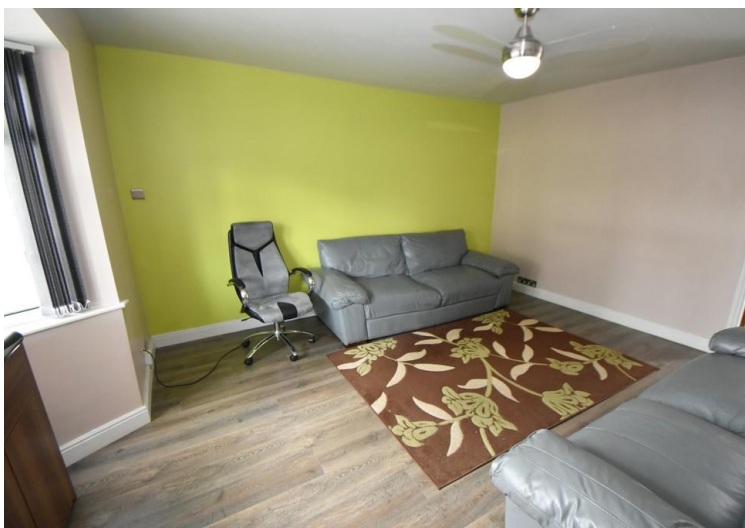
## Glastonbury Road

Yardley Wood, Birmingham, B14 4EA

- A Refurbished Semi Detached Property
- Three Good Size Bedrooms
- Lounge
- Re-Fitted Dining Kitchen

**Offers Over £215,000**

EPC Rating '58'





## Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to gated side access and a double glazed sliding patio door leading into

### Enclosed Porch

With an obscure single glazed door leading through to

### Entrance Hall

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



### **Lounge to Front**

13' 1" into bay x 12' 1" (3.99m x 3.68m) With UPVC double glazed bay window to front elevation, laminate flooring, radiator, ceiling light and fan point, coving to ceiling and double doors leading through to

### **Inner Hallway**

With door to useful cupboard, coving to ceiling, spotlights and double doors leading through to



### **Re-fitted Dining Kitchen to Rear**

16' 8" x 9' 6" (5.08m x 2.9m) Being fitted with a range of wall, drawer and base units, roll-top laminate work surfaces, sink and drainer unit with mixer tap, four ring gas hob with extractor over, inset oven, tiling to splashback areas, space and plumbing for dishwasher and washing machine, UPVC double glazed French doors leading to the garden, UPVC double glazed window to rear, radiator, spotlight to ceiling, wall mounted gas central heating boiler, tiling to floor and under-stairs storage cupboard



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

#### **Landing**

With UPVC double glazed window to side, loft access, laminate flooring, radiator and Oak doors radiating off to

#### **Bedroom One to Front**

10' 9" x 10' 2" (3.28m x 3.1m) With UPVC double glazed window to front, radiator, laminate flooring and ceiling fan and light point



#### **Bedroom Two to Rear**

12' 5" x 8' 10" (3.78m x 2.69m) With UPVC double glazed window to rear, radiator, laminate flooring and ceiling fan and light point



### Bedroom Three to Rear

7' 2" x 9' 6" (2.18m x 2.9m) With UPVC double glazed window to rear, radiator, ceiling light point and laminate flooring

### Re-Fitted Shower Room

Being re-fitted with a modern suite comprising corner shower cubicle with thermostatic rain cloud shower, low level flush WC and vanity wash hand basin, tiling to walls, ceiling light point, obscure double glazed window to side and ladder style radiator



### Rear Garden

With paved terrace patio, steps leading to two tiered garden with lawned area, pathway to side, timber framed shed, fencing to boundaries, side gate access and mature trees 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhll  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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