



smarthomes

Vera Road

Yardley, Birmingham, B26 1TT

- A Stunning Extended and Completely Refurbished Semi-Detached Home
- Four good Size Bedrooms
- Two Modern En-Suite Shower Rooms
- Superb Extended and Re-Fitted Family Kitchen/Diner

Offers Over

£325,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with low level fencing to one side boundary and a dwarf wall to the other, wrought iron gate leading to rear garden and UPVC double glazed double doors leading into

Porch

With tiling to walls and floor and a solid Oak door with double glazed insert leading to

Entrance Hallway

With ceiling spot lights, under stairs storage cupboard, tiled flooring with under floor heating, stairs leading to the first floor accommodation with feature glass and Oak balustrade and Oak door leading off to

Spacious Lounge to Front

19' 8" x 11' 5" (6m x 3.5m) With UPVC double glazed bay window to front elevation, under floor heating and two ceiling light points



Superb Extended Re-Fitted Family Kitchen/Diner
20' 11" x 16' 8" (6.4m x 5.1m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Central island incorporating a Bosch 5 ring gas hob with Bosch extractor hood over, Bosch eye level double oven and grill, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, tiling to floor with under floor heating, ceiling light point and spot lights, double glazed roof lantern and aluminium framed double glazed bi-fold doors leading to the rear garden



Guest W.C
Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor and ceiling light point



Bedroom One to Front
15' 1" x 11' 5" (4.6m x 3.5m) With a double glazed bay window to front elevation, feature vertical radiator, ceiling light point and door to

Modern En-Suite Shower Room to Front
Being fitted with a modern white suite comprising of a walk in shower enclosure with wall mounted electric shower, vanity wash hand basin and a low flush W.C. Feature LED mirror, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation



Bedroom Two to Rear
11' 9" x 11' 5" (3.6m x 3.5m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear
7' 2" x 5' 6" (2.2m x 1.7m) Being re-fitted with a modern white suite comprising of a jacuzzi bath with shower over and glass shower screen, vanity wash hand basin and a low flush W.C. Feature LED lighting, chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation



Second Floor Landing

With an obscure double glazed window to side, ceiling light point and door leading to

Bedroom Three to Rear

13' 1" x 8' 6" (4m x 2.6m) With double glazed window to rear elevation, radiator, ceiling light point and door to

Modern En-Suite Shower Room to Rear

Being fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Feature LED mirror, chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



Bedroom Four to Front

13' 1" x 8' 10" (4m x 2.7m) With some restricted head height, double glazed Velux window to front elevation, radiator and ceiling spot lights

Landscaped Rear Garden

Being mainly laid to lawn with paved patio area, gated side access 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

