



smarthomes

## Glastonbury Road

Yardley Wood, Birmingham, B14 4DS

- A Well Presented Mid-Terrace Property
- Two Double Bedrooms
- Breakfast Kitchen
- Lean To

**£185,000**

EPC Rating 'TBC'







## Property Description

The property is set back from the road behind a block paved frontage with walled and fenced side boundaries and a UPVC double glazed door leading into

## Porch

With UPVC double glazed windows to front and side, exterior light point and further door leading to

## Entrance Hallway

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







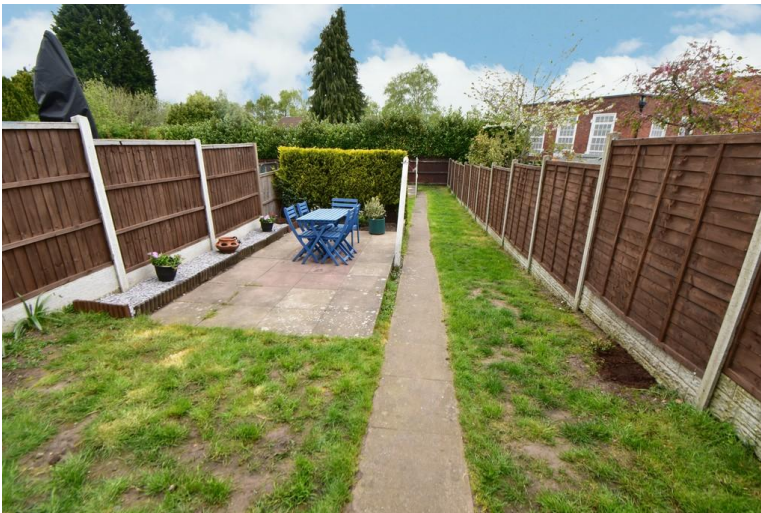
### **Lounge to Front**

16' 0" x 11' 9" (4.9m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring, door to under stairs storage cupboard and door to



### **Breakfast Kitchen to Rear**

15' 1" x 8' 10" (4.6m x 2.7m) Being fitted with a range of base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas, wall mounted gas central heating boiler, radiator, two ceiling light points, two single glazed windows to the rear aspect and a single glazed door leading to



### **Lean To**

10' 9" x 6' 2" (3.3m x 1.9m) With UPVC double glazed windows, single glazed door to rear garden, tiled flooring and a polycarbonate roof

### **Landing**

With a ceiling light point, loft access, airing cupboard and door to



### **Bedroom One to Front**

13' 9" x 10' 9" (4.2m x 3.3m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point



### **Bedroom Two to Rear**

13' 1" x 9' 6" (4m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

### **Family Shower Room to Rear**

7' 2" x 6' 6" (2.2m x 2m) Being fitted with a white suite comprising of a corner shower enclosure with electric shower, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

### **Extensive Rear Garden**

Being mainly laid to lawn with patio areas, shared 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