



smarthomes

Regency Gardens

Yardley Wood, Birmingham, B14 4JS

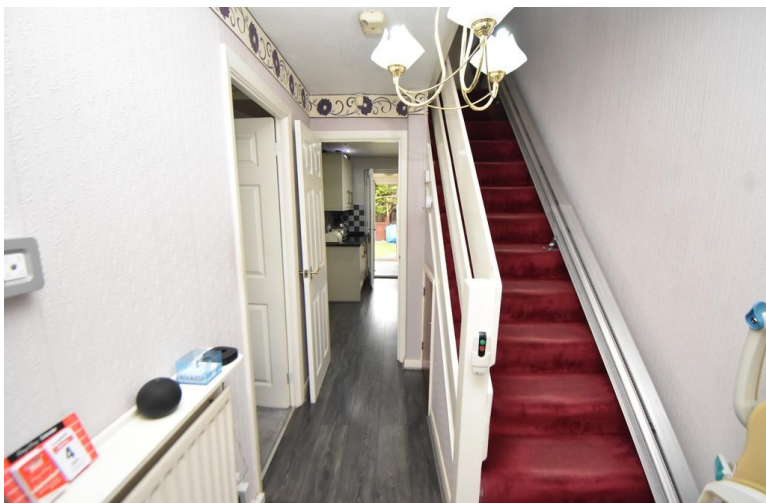
- A Well Maintained Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Shower Room

Offers Over

£265,000

EPC Rating '67'





Property Description

The property is set back from the road behind a lawned fore garden with planted shrubs and bushes and a crazy paved driveway providing off road parking extending to a UPVC double glazed sliding door leading into

Porch

With laminate flooring, wooden panelling, ceiling light pint and a UPVC double glazed door with matching side window leading to

Entrance Hallway

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



Through Lounge/Diner

26' 6" x 10' 5" (8.1m x 3.2m) With coving to ceiling, part laminate flooring, two wall mounted radiators, electric fire with wooden surround, two ceiling light points, UPVC double glazed window to front elevation and aluminium framed sliding patio doors leading to

Conservatory

9' 6" x 9' 6" (2.9m x 2.9m) Of UPVC construction with a polycarbonate roof, laminate flooring, ceiling light and fan, radiator and French doors leading to the rear garden



Re-Fitted Kitchen

10' 5" x 6' 10" (3.2m x 2.1m) Being re-fitted with a range of wall, base and drawer units with a Quartz work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for gas Range style cooker with extractor hood over, integrated fridge and dishwasher, wall mounted gas central heating boiler, tiling to splash back areas, laminate flooring, radiator, ceiling spot lights, a double glazed window to the side aspect and a single glazed door with matching side window leading to



Utility

9' 6" x 8' 2" (2.9m x 2.5m) With a fitted work surface with space and plumbing for washing machine beneath, UPVC double glazed windows to side elevations, UPVC door to rear, tiling and laminate flooring to floor, ceiling light point and door to

Guest W.C

Being fitted with a low flush WC and wash hand basin. Obscure UPVC double glazed windows to side and rear, tiling to splash back areas and floor, radiator and ceiling light point



Landing

With a double glazed window to side, ceiling light point, loft access and door to

Bedroom One to Front

13' 5" x 9' 2" (4.1m x 2.8m) With double glazed window to front elevation, radiator, two built in cupboards and ceiling light point



Bedroom Two to Rear

9' 2" x 8' 10" (2.8m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 10" x 7' 2" (3m x 2.2m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point

Re-Fitted Family Shower Room to Rear

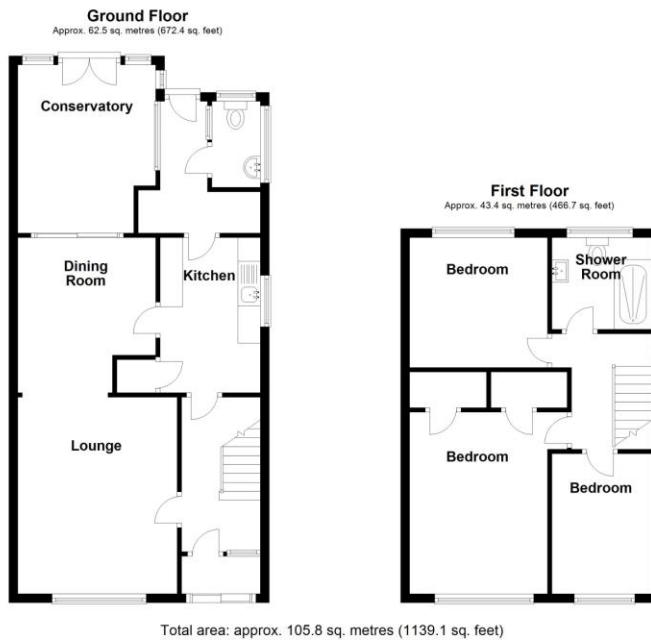
7' 2" x 5' 10" (2.2m x 1.8m) Being re-fitted with a modern white suite comprising of a large walk in shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries and access to

Garage

16' 8" x 8' 10" (5.1m x 2.7m) With a roller shutter door for vehicular access via a paved driveway with metal gates, car port and cold water tap



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		
(69-80)	C		81
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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