



**Broadyates Road**

Yardley, Birmingham, B25 8JF

- A Well Maintained End Terrace Property
- Three Good Size Bedrooms
- Ground Floor Shower Room
- Good Size Rear Garden

**£200,000**

EPC Rating 65

Current Council Tax Band B





## Property Description

The property is set back from the road behind a tarmacadam driveway providing off road parking extending to UPVC double glazed door leading into

## Entrance Hallway

With obscure double glazed windows, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading through to

## Lounge to Front

13' 6" x 13' 11" (4.11m x 4.24m) With double glazed bay window to front elevation, ceiling light point, radiator, large under-stairs storage cupboard and door leading through to





### Kitchen to Rear

10' 5" x 9' 1" (3.18m x 2.77m) Being fitted with a range of wall and base units, complementary work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space for fridge freezer, radiator, ceiling light point, double glazed window to rear, obscure glazed door leading out to the rear garden and door to



### Inner Hallway/Utility Area

With ceiling light point, space and plumbing for washing machine, obscure double glazed window and door leading into

### Ground Floor Shower Room

Being fitted with a three piece white suite comprising; corner shower cubicle, low flush WC and vanity sink, obscure double glazed window to rear, tiling to walls, radiator and ceiling light point



### Accommodation on the First Floor

#### Landing

With access to loft space, ceiling light point and doors leading off to

#### Bedroom One to Front

8' 9" min plus recess x 11' 0" (2.67m x 3.35m) With two double glazed windows to front elevation, radiator, built-in storage cupboards and ceiling light point



#### Bedroom Two to Rear

12' 5" x 7' 11" (3.78m x 2.41m) With double glazed window to rear elevation, wall mounted gas boiler and ceiling light point



### Bedroom Three to Rear

9' 5" x 7' 5" (2.87m x 2.26m) With double glazed window to rear elevation, radiator and ceiling light point

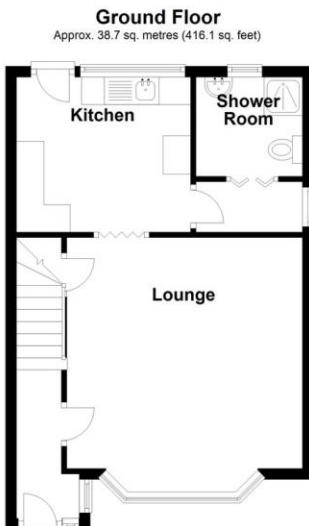


### Good Size Rear Garden

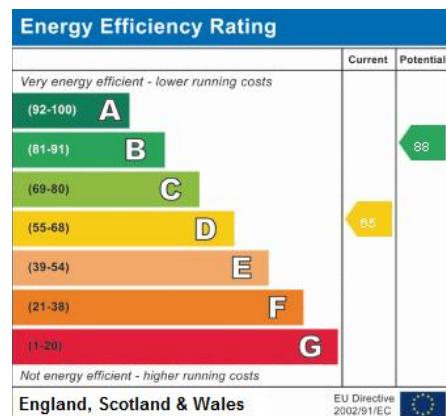
With paved patio, lawned area, well stocked mature shrub borders, ornamental pond, fencing to boundaries and storage shed

### 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 Hedges. Current council tax band - B



Total area: approx. 75.8 sq. metres (816.4 sq. feet)



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