



smarthomes

## Loxley Avenue

Yardley Wood, Birmingham, B14 4LG

- A Three Bedroom Semi-Detached Property
- Extended Kitchen
- Four Piece Family Bathroom
- South East Facing Rear Garden
- No Upward Chain
- Buyers Fees Apply

**Auction Guide Price £225,000**

EPC Rating - 59

Current Council Tax Band - C







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to gated side access and storm porch with quarry tile flooring and UPVC double glazed door leading into

### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with under-stairs storage cupboard, obscure double glazed window to side, fitted shelving, laminate flooring and doors leading off to



### **Lounge Area to Front**

9' 10" x 10' 10" plus bay (3m x 3.3m) With double glazed bay window to front elevation, feature fireplace set in a cast iron surround with marble hearth and decorative stone surround, ceiling light point, radiator, coving to ceiling and laminate flooring extending through to



### **Dining Area to Rear**

12' 5" x 9' 11" (3.78m x 3.02m) With ceiling light point, radiator, coving to ceiling, double glazed window to rear and double glazed French doors leading out to the Southerly facing rear garden



### **Extended Kitchen to Rear**

16' 7" x 7' 9" max (5.05m x 2.36m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, complementary tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level oven and microwave oven, space and plumbing for washing machine, space for fridge freezer, boiler cupboard, tiled flooring, radiator, ceiling light points, double glazed window to rear and double glazed door to side

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

#### **Landing**

With ceiling light point, obscure double glazed window to side, useful over-stairs storage cupboard, access to loft space and doors leading off to

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

9' 5" x 13' 6" into bay (2.87m x 4.11m) With double glazed bay window to front elevation, radiator, laminate flooring and ceiling light point



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

12' 5" x 9' 11" (3.78m x 3.02m) With double glazed window to rear elevation, radiator, timber flooring and ceiling light point





### Bedroom Three to Front

7' 11" x 6' 5" (2.41m x 1.96m) With double glazed window to front elevation, radiator and ceiling light point

### Four Piece Family Bathroom to Rear

Being fitted with a four piece white suite comprising; panelled bath with telephone effect mixer tap and shower attachment, low flush W.C, pedestal wash hand basin and shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to walls and floor, radiator and ceiling light point



### South East Facing Rear Garden

Being mainly laid to lawn with decked terrace to side, fencing to boundaries, bark chipping areas and timber 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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	53	
(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	

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