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- A Beautifully Presented and Extended Semi-Detached Home
- Three Good Size Bedrooms
- Stunning Open Plan Family Kitchen/Diner with Bi-Fold Doors
- Modern Family Bathroom & Ground Floor Shower Room

Rowlands Road, Yardley, Birmingham, B26 1AS

A beautifully presented and extended semi-detached family home situated in a most convenient location. Offering further potential for extension, this spacious property offers accommodation comprising a stunning open plan family kitchen/diner with bi-fold doors, through lounge, home office, modern ground floor shower room, utility area, three good size bedrooms, modern family bathroom, South/Westerly facing rear garden and driveway parking

£400,000

EPC Rating - D

Current Council Tax Band - D



Property Description

The property is set back from the road behind a block paved driveway providing ample off road parking extending to UPVC double glazed doors leading into

Porch

With a further UPVC double glazed door leading into

Entrance Hallway

With ceiling spot lights, Karndean flooring, radiator, stairs leading to the first floor accommodation and doors leading off to



Through Lounge to Front

24' 7" x 10' 5" (7.5m x 3.2m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, ceiling spot lights and Oak double doors to



Stunning Open Plan Family Kitchen/Diner to Rear

23' 7" x 19' 8" (7.2m x 6m) Being fitted with a luxury range of wall, base and drawer units by Leicht with a Quartz work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Siemens 5 ring gas hob with extractor hood over. Two Samsung eye level ovens, integrated fridge/freezer, integrated dishwasher and central island with breakfast bar and lighting over. Karndean flooring with under floor heating, two vertical radiators, Alexa controlled LED ceiling spot lights, air conditioning unit, feature roof lantern, a double glazed window to the rear aspect and powder coated double glazed bi-fold doors leading to the rear garden

Home Office to Front

13' 9" x 6' 6" (4.2m x 2m) With double glazed window to front elevation, radiator and ceiling spot lights

Utility Area

7' 10" x 4' 11" (2.4m x 1.5m) Fitted with a range of wall and base units with a work surface over, space and plumbing for washing machine and tumble dryer, Karndean flooring, ceiling spot lights and Oak door to

Ground Floor Shower Room

Being fitted with a modern white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Feature LED mirror, heated towel rail, tiling to full height and floor and ceiling light point

Landing

With ceiling light point, feature coloured glass double glazed window to side, loft hatch and Oak doors leading off to

Bedroom One to Front

16' 0" x 10' 5" (4.9m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

14' 5" x 10' 5" (4.4m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

10' 5" x 8' 6" (3.2m x 2.6m) With some restricted head height, a double glazed Oriel window to front elevation, radiator and ceiling light point

Modern Family Bathroom to Rear

7' 6" x 6' 2" (2.3m x 1.9m) Being fitted with a modern white suite comprising of a panelled bath with shower attachment, separate shower enclosure, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations

South/Westerly Facing Garden

Being mainly laid to lawn with a porcelain terrace patio area, timber framed shed, raised borders with lighting, a variety of mature shrubs and bushes 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 vendor. Current council tax band – D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(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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