



**Aldershaw Road**

South Yardley, Birmingham, B26 1HJ

- A Beautifully Presented Semi Detached Family Home
- Four Bedrooms & Family Bathroom
- Ground Floor Bedroom Four & Shower Room
- Southerly Facing Rear Garden With Garage To Rear

**Offers Over £285,000**

EPC Rating 64

Current Council Tax Band C





## Property Description

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

### Enclosed Porch

With double glazed windows, laminate flooring, lighting and UPVC obscure double glazed door leading through to

### Entrance Hallway

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





### Through Lounge

24' 7" into bay x 9' 6" (7.5m x 2.9m) With double glazed bay window to front elevation, double glazed windows incorporating door leading out to the Southerly facing rear garden, two radiators, two ceiling light points, laminate flooring and attractive electric fire suite with decorative surround



### Re-Fitted Kitchen

10' 9" x 6' 6" (3.3m x 2.0m) Being re-fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, contemporary metro style tiling to splashback areas, four ring hob with extractor over, inset electric oven, under-cupboard lighting, useful under-stairs pantry area, radiator, two ceiling light points, laminate flooring and folding door leading through to

### Utility to Rear

6' 6" x 10' 2" max (2.0m x 3.1m) With wall units, complementary work surface, space and plumbing for washing machine and tumble dryer, space for fridge freezer, laminate flooring, ceiling light point, radiator, double glazed window to rear, double glazed French doors leading out to the rear garden and door leading into



### Ground Floor Shower Room

Being fitted with a three piece white suite comprising corner shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin, decorative aqua-panelling to walls, laminate flooring, radiator and spot lights to ceiling

### Ground Floor Bedroom Four to Front

12' 1" x 6' 6" (3.7m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point

### Accommodation on the First Floor

#### Landing

With ceiling light point, obscure double glazed window to side, loft hatch, useful over-stairs storage area housing boiler and doors leading off to

#### Bedroom One to Front

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to front elevation, radiator and ceiling light point





### Bedroom Two to Rear

9' 2" x 12' 1" (2.8m x 3.7m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

6' 2" x 5' 6" (1.9m x 1.7m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

6' 6" x 5' 2" (2.0m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to rear, tiling to walls, ladder style radiator and ceiling light point



### Southerly Facing Rear Garden

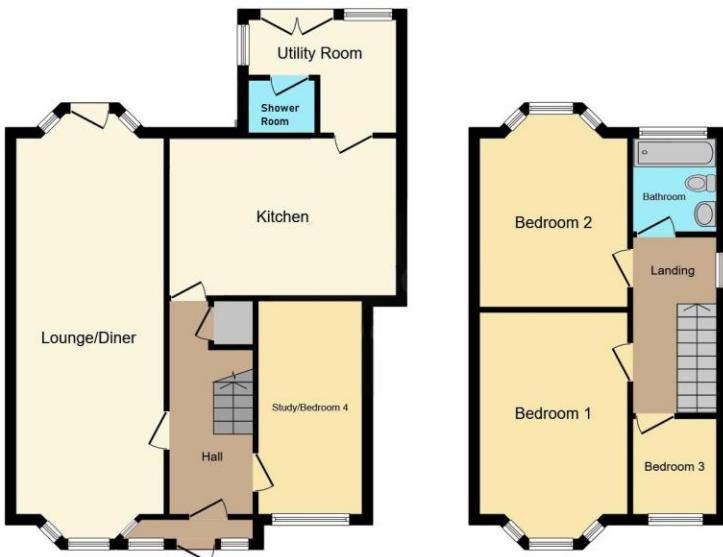
Being mainly laid to lawn with raised timber decked area, paved patio, paved and decked pathways, fencing to boundaries, shrub borders, mature trees and bushes, two plastic storage sheds, gated side access and access to garage to rear

### Garage

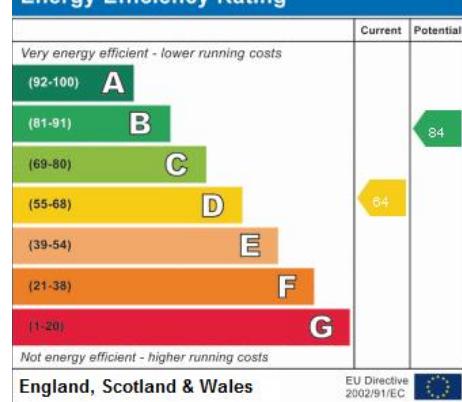
17' 8" x 10' 2" (5.4m x 3.1m) Being accessed via rear service road with window to garden, wooden door to side and metal up and over garage door

### 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



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