



smarthomes

## Aldershaw Road

South Yardley, Birmingham, B26 1HN

- A Well Presented Semi-Detached Property
- Three Bedrooms
- Extended Breakfast Kitchen
- Conservatory

**Offers in Region of £260,000**

EPC Rating - 52

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 UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, wooden flooring, lighting and wooden door with obscure glazed insert leading through to

### Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to

### Lounge to Front

16' 0" into bay x 9' 6" (4.9m x 2.9m) With double glazed bay window to front elevation, ceiling light point, wood effect flooring and radiator





### **Extended Breakfast Kitchen to Rear**

15' 8" x 8' 6" (4.8m x 2.6m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, breakfast bar seating area, radiator, ceiling light points, coving to ceiling, tiled flooring, double glazed window to rear, UPVC obscure double glazed door to side and double glazed sliding patio doors leading through to



### **Conservatory**

10' 5" x 7' 2" (3.2m x 2.2m) With double glazed windows, polycarbonate roof, wood effect flooring, ceiling light point, radiator, power points and double glazed door leading out to the rear garden

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

#### **Landing**

With obscure double glazed window to side, ceiling light point and doors leading off to



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

12' 5" x 8' 10" (3.8m x 2.7m) With double glazed bay window to front elevation, radiator and ceiling light point

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

12' 1" max x 10' 2" max (3.7m x 3.1m) With double glazed bay window to rear elevation, radiator, loft access, built-in storage cupboard and ceiling light point



#### **Bedroom Three to Front**

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





### Family Bathroom to Rear

7' 2" x 6' 2" (2.2m x 1.9m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with centralised mixer tap, thermostatic rainfall shower, additional shower attachment and glazed screen, low flush WC and pedestal wash hand basin, with complementary tiling to water prone areas, obscure double glazed window to rear, ladder style radiator and ceiling light point



### Pleasant Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, mature shrubs, exterior lighting, gardeners WC and door to

### Double Garage to Rear

16' 0" x 17' 8" (4.9m x 5.4m) Being accessed via rear service road with metal up and over garage door, ceiling light point, power points and windows

### 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. 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>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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 are advised to recheck the measurements.