



smarthomes

Yardley Wood Road

Yardley Wood, Birmingham, B14 4BX

- A Refurbished Semi Detached Property
- Three Double Bedrooms
- Breakfast Kitchen
- No Upward Chain

£235,000

EPC Rating 59

Current Council Tax Band B





Property Description

The property is set back from the road on a slip road with lawned fore garden and steps leading to canopy porch with composite front door leading through to

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and oak door leading through to

Lounge to Front

16' 0" x 13' 5" (4.9m x 4.1m) With double glazed bay window to front elevation, radiator, wood effect flooring, ceiling light point, useful under-stairs storage cupboard housing Logic boiler and door leading through to



Breakfast Kitchen to Rear

16' 8" x 9' 6" (5.1m x 2.9m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine or dishwasher, space for fridge freezer, tiled flooring, radiator, spot lights to ceiling, double glazed window to rear and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

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



Bedroom One to Front

10' 5" x 9' 10" (3.2m x 3.0m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

9' 6" x 7' 2" (2.9m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point





Family Bathroom

7' 2" x 6' 6" (2.2m x 2.0m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to side, complementary tiling to walls, ladder style radiator, wood effect flooring and ceiling light point

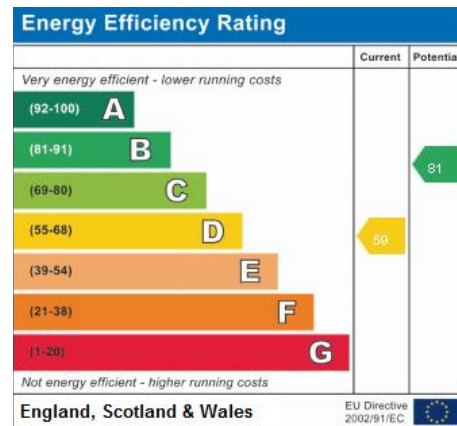
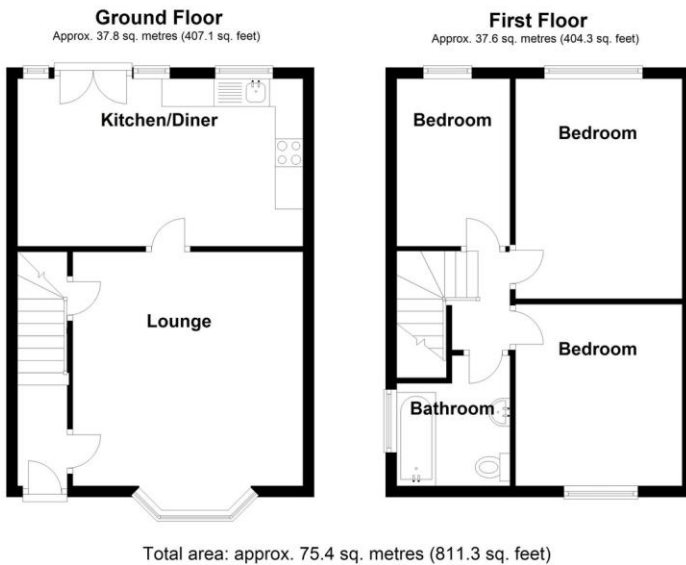


Good Size Rear Garden

Being mainly laid to lawn with paved patio, gated side access and 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 Nigel Hodges. Current council tax band - B



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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.