



smarthomes

Greenleigh Road

Yardley Wood, Birmingham, B14 4HZ

- A Well Presented End Terrace Property
- Three Good Size Bedrooms
- Lounge & Dining Kitchen
- Good Size Rear Garden

£220,000

EPC Rating 60

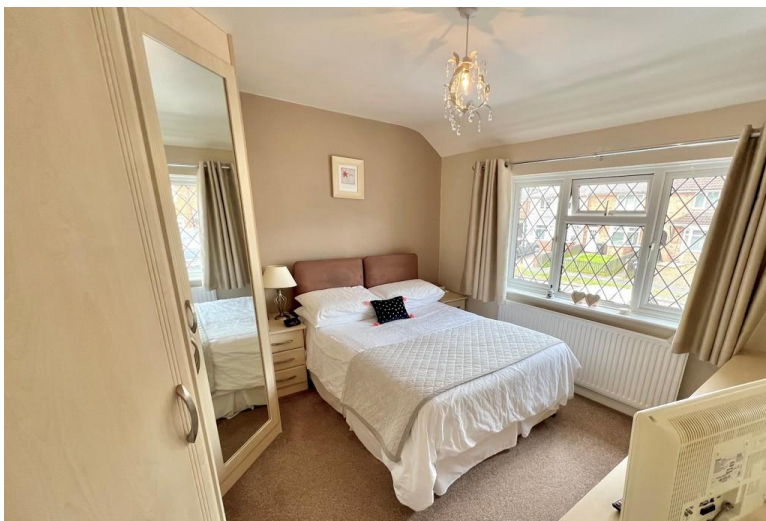
Current Council Tax Band B





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to steps to gated side access to rear garden and UPVC double glazed door leading through to



Entrance Hallway

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



Lounge to Front

16' 8" x 13' 9" (5.1m x 4.2m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling, gas fireplace with stone hearth and surround, useful under-stairs storage cupboard housing Worcester Bosch boiler and door leading through to



Dining Kitchen to Rear

17' 0" x 9' 2" (5.2m x 2.8m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, integrated fridge freezer, radiator, ceiling light points, double glazed windows to rear and UPVC double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

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

Bedroom One to Front

10' 9" x 10' 9" (3.3m x 3.3m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Two to Rear

12' 9" x 9' 6" (3.9m x 2.9m) 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

6' 6" max x 5' 6" (2.0m x 1.7m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with Triton electric shower over and glazed screen, low flush WC and wall mounted wash hand basin, obscure double glazed window to side, tiling to walls, wood effect flooring, ladder style radiator and ceiling light point

Good Size Rear Garden

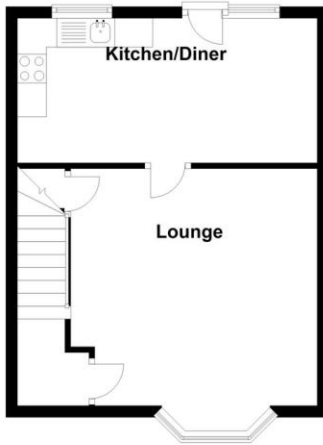
Being mainly laid to lawn with block paved patio, gated side access to driveway, outside tap, paved pathway, paved terrace to rear, timber potting shed, shrub borders and fencing to boundaries

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

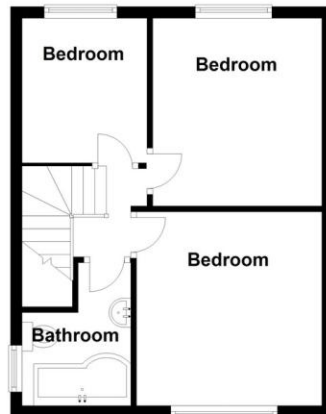
Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)

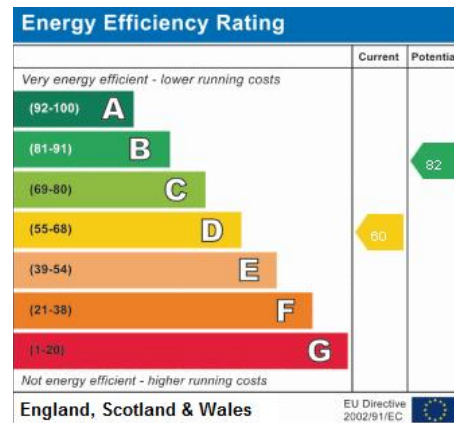


First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)



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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.