



smarthomes

Firth Drive

Yardley Wood, Birmingham, B14 4DL

- A Beautifully Presented Semi-Detached Family Home
- Four Good Size Bedrooms
- Re-Fitted Breakfast Kitchen
- Spacious Lounge & Conservatory
- Low Maintenance South Facing Rear Garden

£299,995

EPC Rating 71

Current Council Tax Band C





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to a feature double glazed composite door leading into

Enclosed Porch

With an obscure double glazed window to property frontage, stripped timber effect flooring, carriage light and further UPVC door leading to

Entrance Hallway

With stripped timber effect flooring, two ceiling light points, radiator, stairs leading to the first floor accommodation, two useful storage cupboards and doors leading off to



Spacious Lounge

17' 9" x 9' 11" (5.41m x 3.02m) With stripped timber effect flooring, wall mounted radiator, two ceiling light points, door leading to storage room and UPVC double glazed French doors leading to



Conservatory

12' 1" x 8' 1" (3.68m x 2.46m) With double glazed windows, self cleaning glass roof, wall mounted electric heater, stripped timber effect flooring and double glazed French doors leading out to the rear garden



Re-Fitted Breakfast Kitchen to Front

12' 10" x 11' 5" (3.91m x 3.48m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, integrated microwave oven and integrated fridge and washing machine. Breakfast bar, tiling to splash back areas and floor, vertical radiator, ceiling light points, UPVC double glazed window to the front aspect and door to



Ground Floor Bedroom Four/Dining Room to Front

13' 7" x 7' 5" (4.14m x 2.26m) With double glazed window to front elevation, vertical radiator, fitted wardrobe and ceiling spot lights

Landing

With ceiling light point, loft hatch, airing cupboard housing gas central heating boiler and doors leading off to

Bedroom One to Rear

14' 7" x 8' 9" (4.44m x 2.67m) With double glazed window to rear elevation, radiator, wardrobes and ceiling light point



Bedroom Two to Front

8' 11" x 8' 8" (2.72m x 2.64m) With double glazed window to front elevation, radiator, wardrobes and ceiling light point

Bedroom Three to Rear

9' 0" x 7' 3" (2.74m x 2.21 m) With double glazed window to rear elevation, built in storage cupboard, radiator and ceiling light point

Family Bathroom to Front

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to floor, ceiling spot lights and an obscure double glazed window to the front elevation



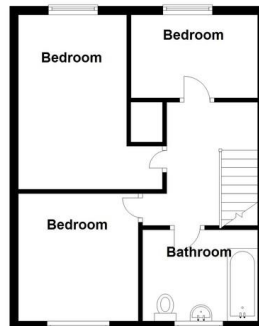
Low Maintenance South Facing Rear Garden

Being paved and decked for ease of maintenance, retaining railway sleepers, planted borders and hedging and panelled fencing to boundaries

Ground Floor
Approx. 69.7 sq. metres (750.5 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 108.8 sq. metres (1170.9 sq. feet)

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)	A		
(81-91)	B		35
(69-80)	C	71	
(55-68)	D		
(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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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.