



smarthomes

Hindhead Road

Yardley Wood, Birmingham, B14 4HD

- A Well Maintained Mid-Terrace Property
- Three Bedrooms
- Fitted Kitchen/Diner
- Southerly Facing Rear Garden

£190,000

EPC Rating - 61

Current Council Tax Band - A





Property Description

The property is approached via a paved driveway providing off road parking for two vehicles with a UPVC door leading into

Entrance Porch

Having UPVC double glazed windows and a further wooden door to

Hallway

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



Lounge to Front

16' 9" x 11' 11" (5.11m x 3.63m) With double glazed bay window to the front elevation, radiator, under stairs storage cupboard, coving to ceiling, wall and ceiling light points, feature fireplace and door to



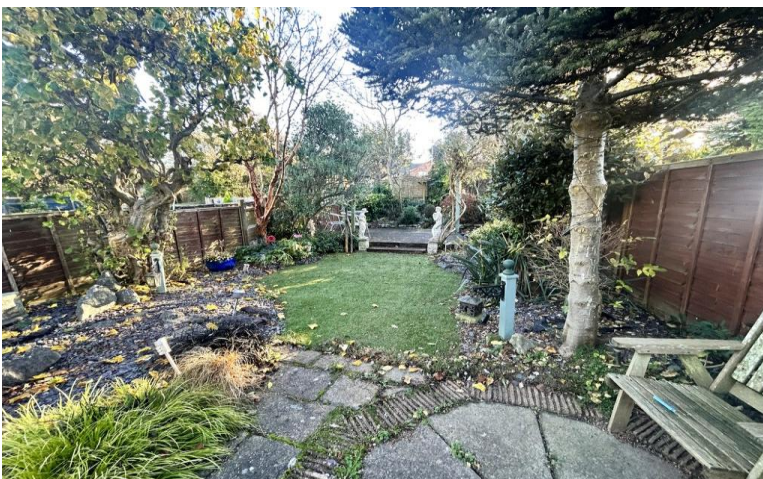
Fitted Kitchen/Diner to Rear

15' 1" x 9' 10" (4.6m x 3m) Fitted with a range of matching wall and base units with complementary work surfaces over incorporating an inset sink and drainer unit with mixer tap. Space for freestanding cooker with extractor hood over, space and plumbing for washing machine and slimline dishwasher, wood effect flooring, tiling to splashbacks, wall mounted gas central heating boiler, radiator, two double glazed windows to the rear elevation and double glazed obscured door leading out to the rear garden



First Floor Landing

With radiator, loft access, ceiling light point and doors to



Bedroom One to Rear

12' 8" x 9' 5" (3.86m x 2.87m) Having double glazed window to the rear elevation, radiator and ceiling light point

Bedroom Two to Front

10' 11" x 10' 10" (3.33m x 3.3m) Having double glazed window to the front elevation, radiator, ceiling light point and fitted wardrobes and over bed storage

Bedroom Three to Rear

9' 7" x 7' 6" (2.92m x 2.29m) Having double glazed window to the rear elevation, ceiling light point, wood effect flooring and radiator

Shower Room to Front

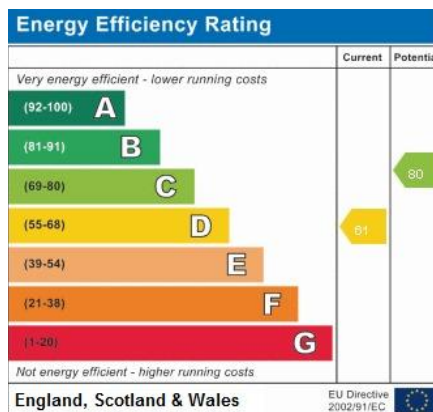
7' 10" x 5' 10" (2.39m x 1.78m) Having a suite comprising of a low level W.C, vanity wash hand basin with mixer tap and shower cubicle. Double glazed obscured window to the front elevation, tiled walls, storage cupboard, ceiling light point and chrome heated towel radiator

Southerly Facing Rear Garden

To the rear of the property there is a mature garden which is mainly slabbed with a lawned area in the centre, fencing and hedging 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 vendor. Current council tax band - A



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