



smarthomes

Daisy Farm Road

Yardley Wood, Birmingham, B14 4QA

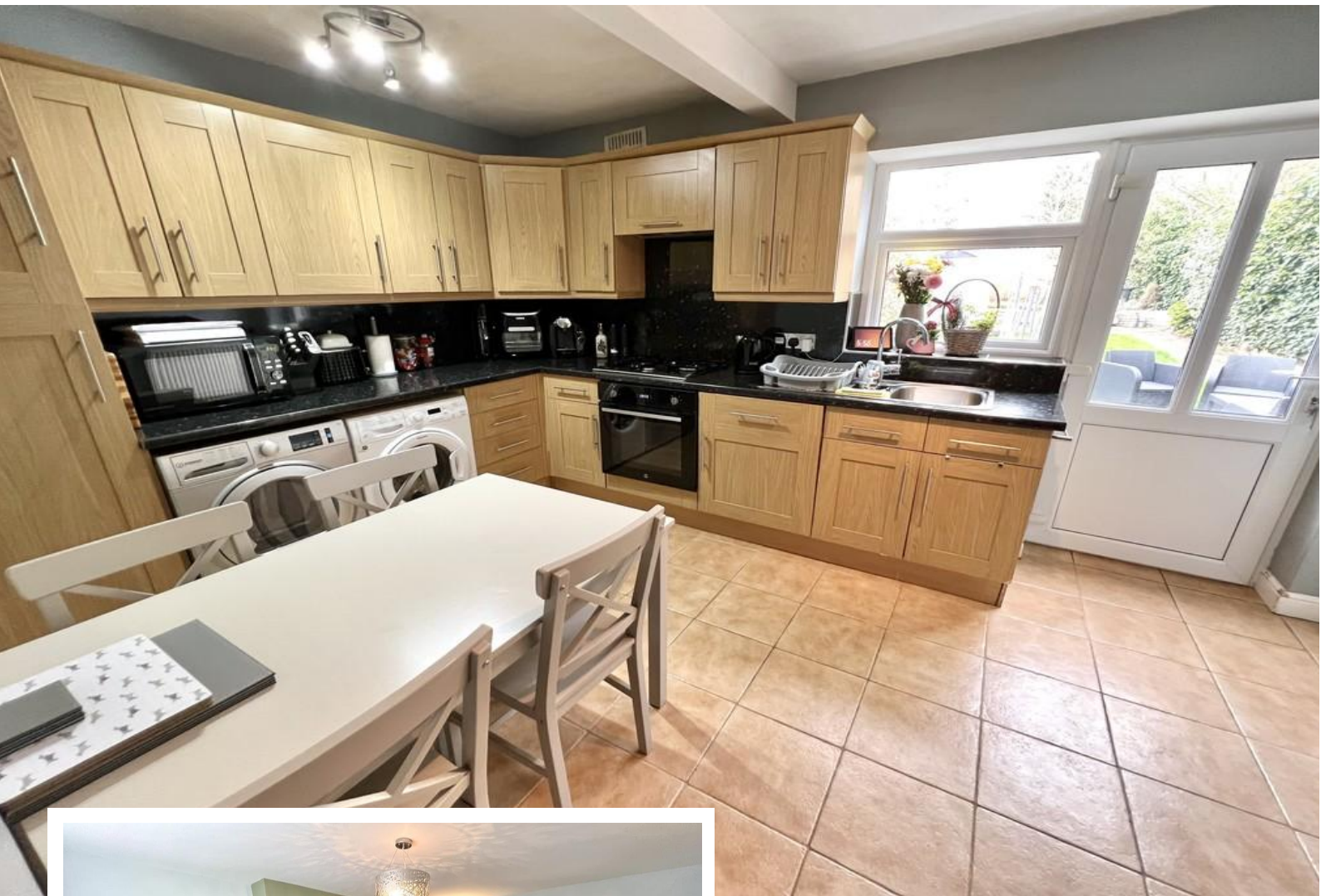
- A Very Well Presented End Of Terraced Property
- Three Double Bedrooms
- Breakfast Kitchen
- Lounge

£235,000

EPC Rating 62

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 storm porch with double glazed door leading into

Entrance Hallway

With obscure double glazed window to the front elevation, central heating radiator, ceiling light point, wood effect laminate flooring, stairs leading to the first floor accommodation and doors leading off to

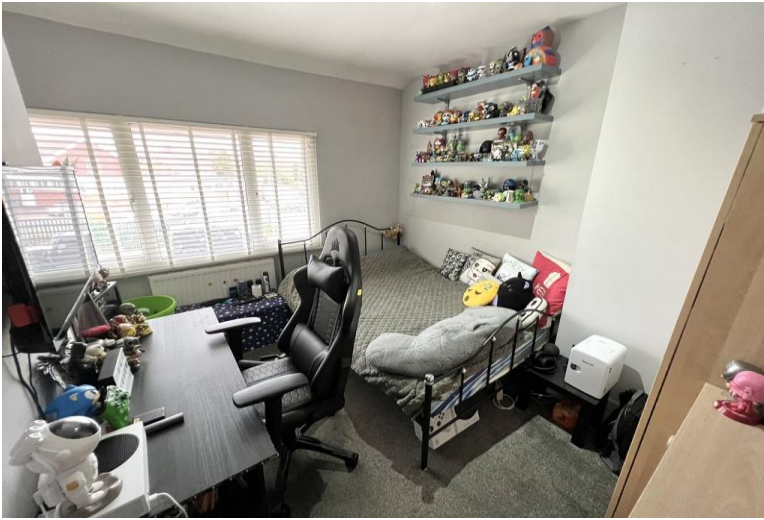
Lounge to Front

10' 5" x 12' 9" (3.2m x 3.9m) With double glazed bay window to front elevation, central heating radiator, ceiling light point, wall lighting, useful under stairs storage cupboard, Living Flame gas fire with marble hearth and wooden surround, TV aerial point, electrical power points and archway through to



Breakfast Kitchen to Rear

13' 9" x 9' 2" (4.2m x 2.8m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with electric oven beneath, plumbing for washing machine and space for a tumble dryer, central heating radiator, two ceiling light points, double glazed door to rear garden with matching window to side and door through to



Utility Room

Housing the central heating boiler and door through to

Guest W.C

Being fitted with a white suite comprising a low flush WC and wash hand basin, obscure UPVC double glazed window to rear, tiling to flooring and ceiling light point

Accommodation On The First Floor

Landing

With obscure double glazed window to side, ceiling downlighters, loft hatch, useful storage area and doors leading off to



Bedroom One to Rear

12' 9" x 7' 10" (to wardrobes) (3.9m x 2.4m) With double glazed window to rear elevation, central heating radiator, ceiling light point, electric power points, TV aerial point and built-in mirrored wardrobes with sliding doors

Bedroom Two to Front

10' 5" x 8' 6" (3.2m x 2.6m) With double glazed window to front elevation, central heating radiator, ceiling light point and electric power points.

Bedroom Three to Rear

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





Family Bathroom to Rear

8' 2" x 7' 2" (2.5m x 2.2m) Being fitted with a white three piece suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, downlighters to ceiling, extractor, complementary tiling to wall areas, central heating radiator and obscure double glazed window to rear

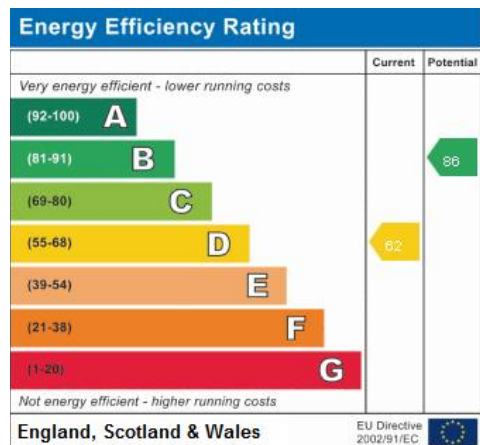
Rear Garden

Being mainly laid to lawn with paved patio, outside tap, security lighting, two timber framed potting sheds, variety of mature shrubs and bushes, gated side access and panelled fencing to all 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 - 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.