



smarthomes

Durley Road

Yardley, Birmingham, B25 8EH

- An Immaculate Two Bedroom Mid Terrace Property
- Turn Key Ready
- Contemporary Four Piece Family Bathroom
- High Specification Newly Refurbished Conservatory

Offers Over £200,000

EPC Rating TBC

Current Council Tax Band A





Property Description

This property showcases a blend of sophistication and contemporary design. Behind a block paved driveway which offers convenient off-road parking, new modern UPVC windows and doors leading to exceptional high-quality modern finishes throughout.

Enclosed Porch

With double glazed windows, ceiling light point, wood effect flooring, radiator and obscure glazed door leading through to



Lounge to Front

12' 4" x 13' 6" (3.76m x 4.11m) With two double glazed windows to front elevation, radiator, ceiling light point, wood effect flooring and archway leading through to



Kitchen to Rear

14' 0" x 6' 0" (4.27m x 1.83m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets and display shelving with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated fridge freezer, radiator, ceiling light points, tiled flooring, double glazed window to rear and double glazed door leading through to



Conservatory

14' 1" x 9' 0" (4.29m x 2.74m) With double glazed windows, two Velux windows, radiator, tiled flooring, ceiling light points and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Front

10' 8" x 8' 7" (3.25m x 2.62m) With two double glazed window to front elevation, radiator, ceiling light point, wood effect flooring and fitted wardrobes



Bedroom Two to Rear

10' 6" x 7' 8" (3.2m x 2.34m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point



Four Piece Family Bathroom to Rear

6' 9" x 7' 3" (2.06m x 2.21 m) Being fitted with a four piece white suite comprising; freestanding feature bath with shower attachment, low flush WC, pedestal wash hand basin and corner shower cubicle with thermostatic rainfall shower, with contemporary tiling to walls, wood effect flooring, obscure double glazed window to rear, ladder style radiator, ceiling light points and extractor

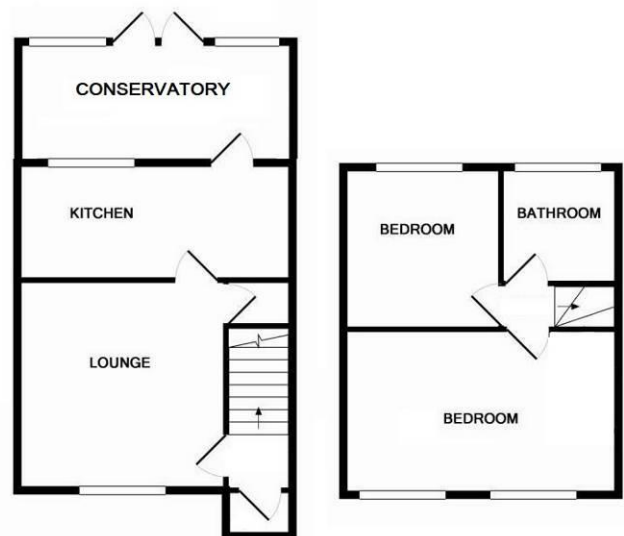


Rear Garden

Being low maintenance with block paved patio, blue slate chipping borders, raised pond, artificial lawned areas, Summer House 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 advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - A



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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.