



smarthomes

Amanda Drive

Yardley, Birmingham, B26 2DB

- A Well Presented End Terrace Property
- Two Double Bedrooms
- Breakfast Kitchen
- Conservatory With Utility Area
- Cash Buyers Only

Offers Over

£170,000

EPC Rating 70

Current Council Tax Band B





Property Description

The property is set back from the road behind a lawned fore garden with paved pathway extending to UPVC obscure double glazed door leading into

Enclosed Porch

With obscure double glazed windows, lighting and door leading through to

Entrance Hallway

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





Lounge to Front

18' 4" x 11' 1" (5.6m x 3.4m) With double glazed bay window to front elevation, radiator, ceiling light point with decorative rose, wood effect flooring, coving to ceiling, wall lighting, electric fireplace with wooden surround and opening through to



Breakfast Kitchen to Rear

14' 9" x 8' 6" (4.5m x 2.6m) Being fitted with a range of high gloss wall, drawer and base units incorporating wine rack with complementary wooden work surfaces and matching upstands, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with glass splashback and extractor canopy over, inset electric oven, space for American style fridge freezer, breakfast bar area, wall mounted Logic boiler, radiator, ceiling light points, wood effect flooring, under-stairs storage area, double glazed window to rear and double glazed sliding patio doors leading into



Conservatory

14' 1" x 9' 2" (4.3m x 2.8m) With double glazed windows, glazed roof, double glazed French doors leading out to the West facing rear garden, tiled flooring, radiator, wall lighting and utility area with laminate work surface and space and plumbing for washing machine, dishwasher and tumble dryer

Accommodation on the First Floor



Landing

With ceiling light point, coving to ceiling, loft hatch and doors leading off to

Bedroom One to Front

14' 9" x 9' 6" (4.5m x 2.9m) With two double glazed windows to front elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes with sliding doors



Bedroom Two to Rear

12' 9" x 8' 6" (3.9m x 2.6m) With double glazed window to rear elevation, radiator, coving to ceiling, useful storage area and spot lights to ceiling

Family Bathroom to Rear

5' 10" x 5' 6" (1.8m x 1.7m) Being fitted with a three piece white suite comprising; tiled panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to walls, wood effect flooring, obscure double glazed window to rear, radiator and spot lights to ceiling

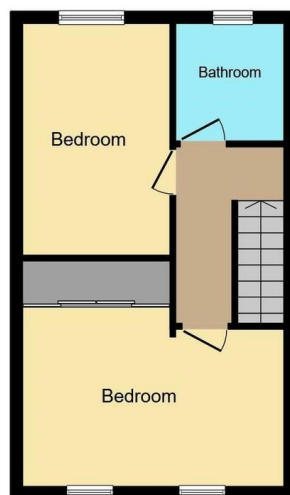


Low Maintenance West Facing Rear Garden

Being paved for low maintenance with fencing to boundaries and side gate access

Tenure

We are advised by the vendor that the property is leasehold with approx. 45 years remaining on the lease and a ground rent of approx. £30 per annum 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 Vendor. Current council tax band - B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.