



smarthomes

Daisy Farm Road

Yardley Wood , Birmingham, B14 4QL

- A Well Presented Mid Terrace Property
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- Conservatory

£225,000

EPC Rating TBC

Current Council Tax Band B





Property Description

The property is set back from the road behind a concrete and gravel driveway providing off road parking extending to courtesy side access and composite front door leading into

Enclosed Porch

With double glazed windows, oak effect flooring, lighting and frosted double glazed door leading through to

Entrance Hallway

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



Lounge to Front

17' 4" x 12' 2" (5.28m x 3.71m) With double glazed bay window to front elevation, oak effect flooring, feature fire surround with oak mantle, door to under-stairs storage cupboard, ceiling light point, coving to ceiling and door leading through to



Breakfast Kitchen

12' 2" x 9' 5" (3.71m x 2.87m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine, breakfast bar seating area, radiator, ceiling light points, coving to ceiling, oak effect flooring, door to storage, door to further storage cupboard with plumbing in situ for guest WC and wall mounted Ferroli boiler and opening into



Conservatory

10' 6" x 10' 3" (3.2m x 3.12m) With double glazed windows, self-cleaning glazed roof, oak effect flooring and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

With ceiling light point, access to loft space, over-stairs storage cupboard and doors leading off to



Bedroom One to Rear

12' 7" x 8' 11" (3.84m x 2.72m) With double glazed window to rear elevation, radiator, ceiling light point, picture rail and fitted wardrobes with mirrored sliding doors

Bedroom Two to Front

8' 9" x 10' 9" (2.67m x 3.28m) With double glazed window to front elevation, radiator, picture rail and ceiling light point



Bedroom Three to Front

8' 0" x 6' 5" (2.44m x 1.96m) With double glazed window to front elevation, radiator, ceiling light point, picture rail and fitted wardrobe with mirrored sliding doors

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling and aqua-panelling to walls, obscure double glazed window to rear, radiator, ceiling light point and built-in storage

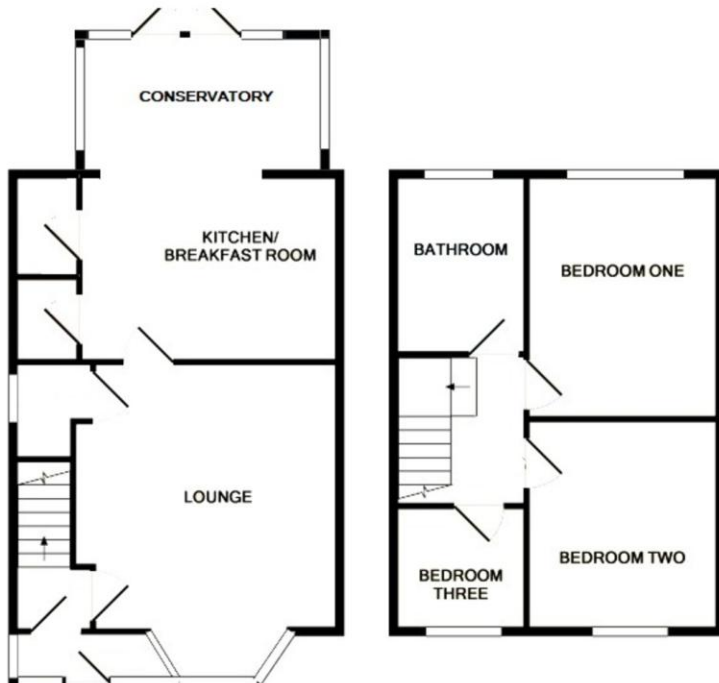


Landscaped Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, gated access to front and gravel borders

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 - B



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