



smarthomes

## The Garth

Yardley Wood, Birmingham, B14 4EX

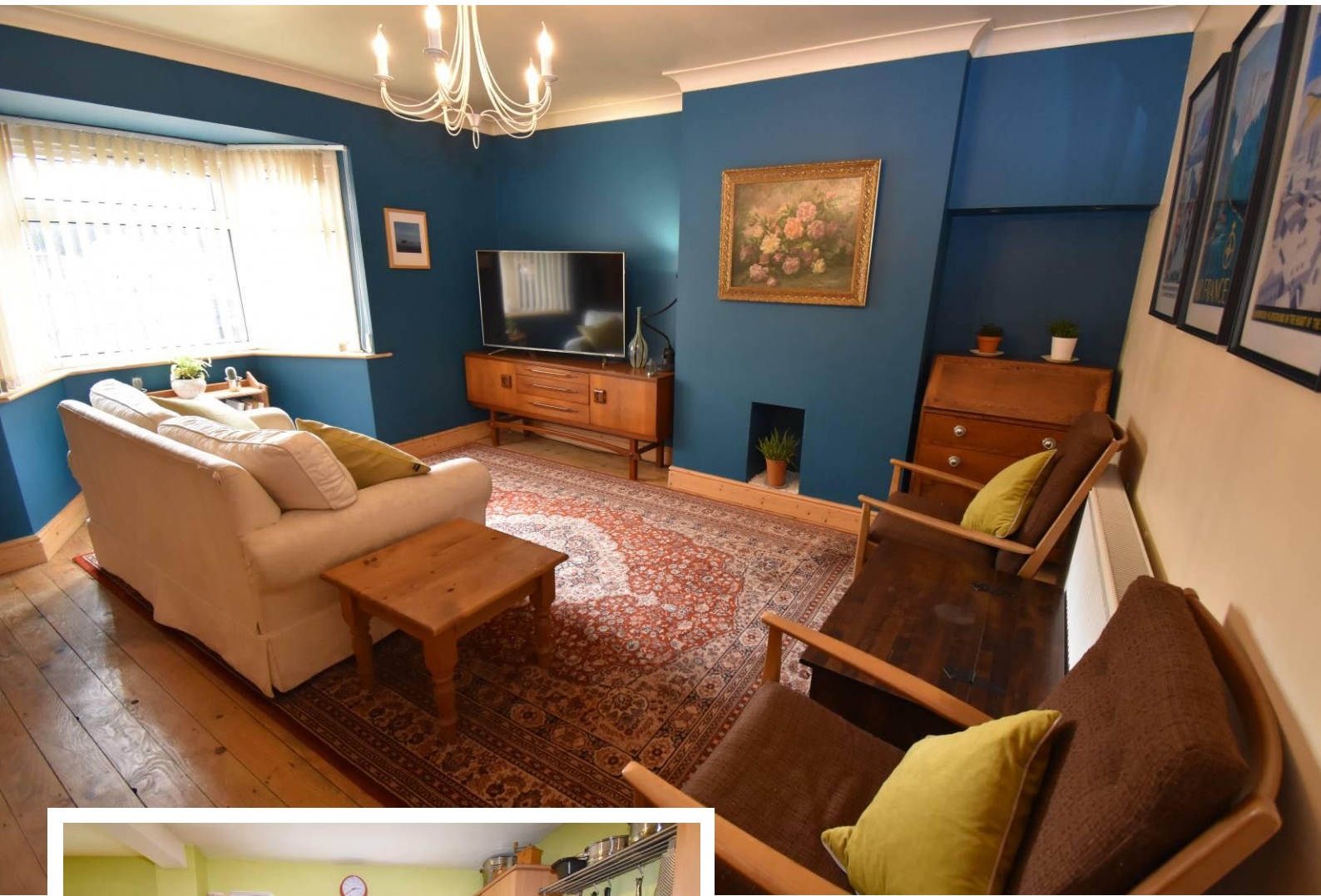
- End Terraced
- Three Double Bedrooms
- Kitchen Diner
- Lounge

**£154,950**

EPC Rating '57'







## Property Description

The property is set back from the road with a paved pathway and lawned fore-garden leading to the property. There is fencing to one side with a hedgerow border and the paved pathway wraps around to the side of the property where there is a side gate access with blue slate chipping border.

Access to the property is via hardwood door with single glazed obscure feature windows leading through to

### Entrance Hallway

Having tiled flooring, downward spotlight, stairs to the first floor and a door leading through to







### Lounge

16' 0" (Into Bay) x 13' 5" (4.9m x 4.1m) Having a UPVC double glazed bay window to the front elevation, wall mounted central heating radiator, corniced coving to the ceiling, ceiling light, polished floor boards, useful under-stairs storage cupboard housing the electric consumer board and having plumbing and power sockets for a washing machine, single glazed obscure window to the side elevation, TV aerial point and electric power points.



### Kitchen Diner

16' 8" x 9' 2" (5.1m x 2.8m) Having a UPVC double glazed window to the rear, aluminium framed sliding double glazed patio doors to the rear, central heating radiator, range of wall, drawer and base units in a light beech effect with a roll-top laminate work-surface over incorporating a one and a half stainless steel sink and drainer with mixer tap over, plumbing for a dishwasher, integrated fridge freezer, laminate flooring, two ceiling light points, space for an electric oven with stainless steel splashback and a cupboard housing the Idea combination boiler.



### First Floor Landing

With loft access, ceiling light and doors radiating off to three bedrooms and family bathroom.

### Bedroom One

12' 9" x 8' 10" (3.9m x 2.7m) Having UPVC double glazed windows to the rear elevation, double panelled wall mounted central heating radiator, ceiling light, electric power points and laminate flooring.

### Bedroom Two

10' 2" x 10' 2" (3.1m x 3.1m) Having UPVC double glazed windows to the front, double panelled wall mounted central heating radiator, ceiling light, electric power points and laminate flooring.



### Bedroom Three

9' 2" x 7' 2" (2.8m x 2.2m) Having a UPVC double glazed window to the rear, double panelled wall mounted central heating radiator, ceiling light and electric power points.



### Family Bathroom

7' 2" x 6' 2" (2.2m x 1.9m) Having a UPVC double glazed obscure window to the side elevation and a white three piece suite comprising of a panelled bath with Bristan electric shower and rain-cloud shower attachment, low level flush WC, wash hand basin, central heating radiator, tiling to splash-back areas, ceiling light and tiling to the floor.

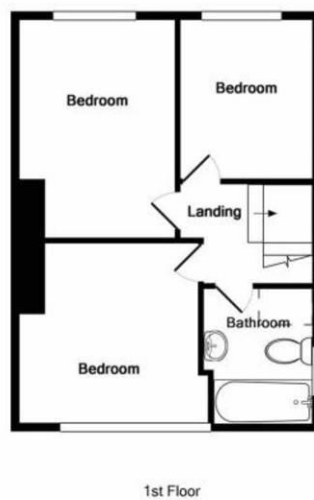
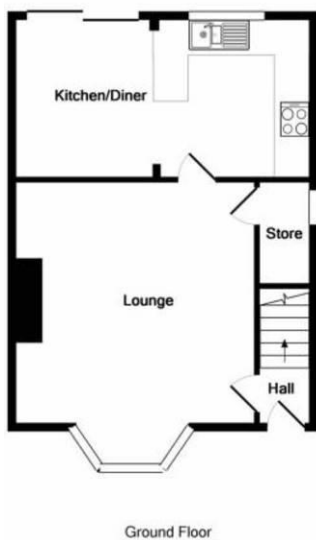
### Garden

The rear garden has a paved terraced patio area ideal for entertaining with a step leading down to a majority laid to lawn area which wraps around to the side of the property with hedgerow borders, exterior tap, side gate access and large 12' x 16' timber shed with concrete base.



### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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. 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/tenants are advised to recheck the measurements