



215 STONEY LANE, YARDLEY, B25 8RJ

OFFERS AROUND £269,950

- Larger Style Semi
- Lounge/Diner
- Utility
- Three Good Sized Bedrooms
- Well Maintained Rear Garden
- Extended
- Refitted Kitchen
- Study/Bedroom Four
- Off Road Parking
- Central Heating and Double Glazing

A LARGER style, extended semi detached house located on a very popular road in Yardley. This property has been vastly improved by the present owners and will make an ideal FAMILY home. Comprising of enclosed porch, entrance hall, through lounge/diner, REFITTED kitchen, utility and study/bedroom four to the ground floor. On the first floor you will find three GOOD sized bedrooms and a family bathroom. There is off road parking to the front and a well maintained rear garden. CALL NOW 0121 742 2123

Front

Block paved driveway providing off road parking with access to:-

Enclosed Porch

UPVC double glazed door into porch and UPVC double glazed window to front and hardwood door into:-

Entrance Hall

With stairs to the first floor, radiator, ceiling light point and access to:-

Lounge

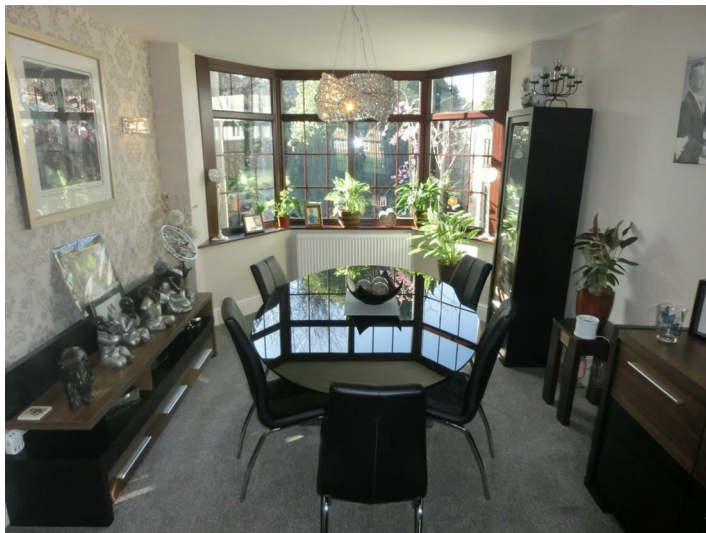
10'8 max x 15'7 into bay (3.25m max x 4.75m into bay)



UPVC double glazed bay window to the front, radiator, power and light points and opening onto:-

Diner

10'7 x 15'1 into bay (3.23m x 4.60m into bay)



UPVC double glazed bay window to rear, radiator, power and light points

Refitted Kitchen

7'9 x 14'11 (2.36m x 4.55m)



The kitchen has been refitted with a range of gloss eye level, drawer and base units with a granite work surface over incorporating a sink and drainer unit with granite splash backs. Integrated fridge and freezer, fitted gas oven with gas hob and extractor hood over, tiled floor, power and light points, UPVC double glazed window to rear, stable door to rear garden and door to:-

Utility Room

3'10 x 15' (1.17m x 4.57m)

Space and plumbing for appliances with a work surface over incorporating a sink and drainer unit, power and light points, door to rear garden and door to:-

Study/Bedroom Four

5'4 x 15'4 (1.63m x 4.67m)

UPVC double glazed window to the front, power and light points

Landing

UPVC obscure double glazed window to the side, loft access, ceiling light point and access to:-

Bedroom One

10'8 max x 15'8 into bay (3.25m max x 4.78m into bay)



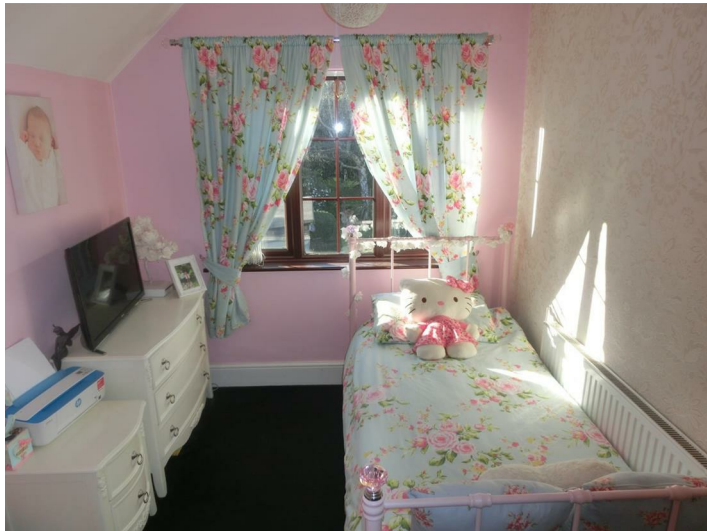
UPVC double glazed window to the front, radiator, fitted wardrobes, power and light points

Bedroom Two
10'8 max x 11'7 (3.25m max x 3.53m)



UPVC double glazed window to the rear, radiator, fitted wardrobes, power and light points

Bedroom Three
7'10 max x 11'7 (2.39m max x 3.53m)



UPVC double glazed window to the rear, radiator, power and light points

Bathroom



Fitted with a white suite comprising of panelled bath with

electric shower over, pedestal wash/hand basin and low level flush WC. Complimentary tiling to splash prone areas, UPVC obscure double glazed window to the front, radiator and ceiling light point

Rear Garden



With patio area to the forefront, brick built workshop, storage shed and outside WC. This well maintained garden is mainly laid to lawn with flower and shrub borders, path to further patio area with timber storage shed and fencing to perimeters.

Nearby Schools

The following schools are local to the property; Blakesley Hall Primary School, Yardley Primary School, Stetchford Primary School, East Birmingham Network Academy, Cockshut Hill Technology College and Starbank School.

Tenure - Freehold

We are advised that the property is freehold, but as yet we have not been able to verify this with the seller's legal representative. Any interested party should obtain verification through their legal representative.

Viewing

By appointment only please with the Sheldon office.

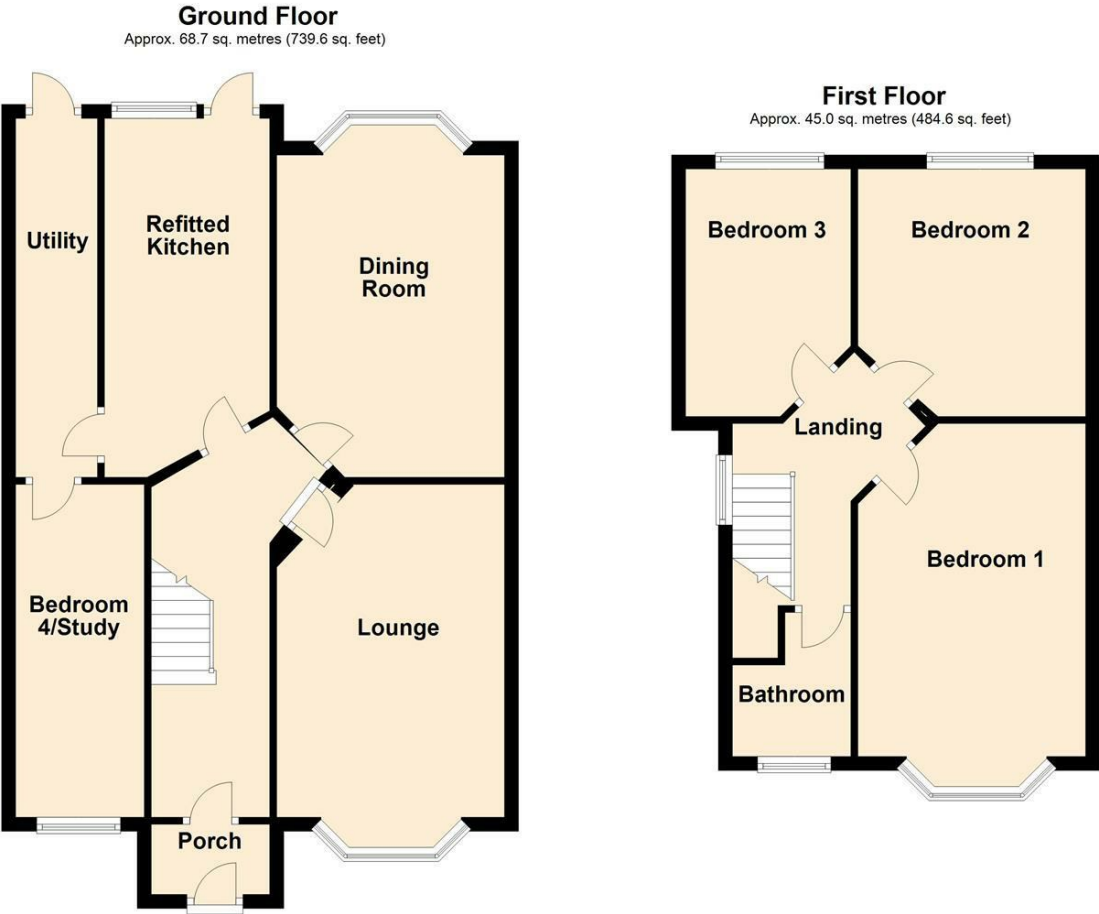
Property to Sell Sheldon

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

Help To Buy Available

Help To Buy is available when purchasing this property. Please speak with a mortgage advisor to find out more.

Floor Plan



Total area: approx. 113.7 sq. metres (1224.2 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

DRAFT SALES PARTICULARS
Please note that these sales particulars have not yet been verified by the vendor, therefore they may not be factually correct.

MEASUREMENTS
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

