Yardley Wood Road
Yardley Wood, Birmingham, B14 4LU

- A Semi Detached Property
- Three Bedrooms
- Re-Fitted Shower Room
- Lounge/Dining Room

£230,000
EPC Rating ‘68’
The property is set back from the road behind a tarmacadam driveway providing off-road parking.

**Entrance Porch**
With UPVC double opening doors to the front, meter cupboards and hardwood door leading through to

**Reception Hall**
Having ceiling light point, central heating radiator, laminate flooring, stairs rising to the first floor and doors radiating off to

**Property Description**
Lounge/Dining Room

Dining Area
12' 9" x 10' 7" (3.89m x 3.23m) Having a double glazed window to the front, ceiling light point, central heating radiator, laminate flooring and archway leading through to

Lounge Area
10' 11" x 9' 3" (3.33m x 2.82m) Having a double glazed window, ceiling light point, central heating radiator, laminate flooring and door leading through to

Kitchen
10' 10" x 7' 5" (3.30m x 2.26m) Fitted with a range of eye level and base units with a work surface over incorporating a sink and drainer unit, space and plumbing for an automatic washing machine, space and point for a gas cooker with extractor canopy over, double glazed door to rear, double glazed window to side and rear, tiling to splash back areas and ceiling light point.

First Floor Landing
Having access to loft space, double glazed window, ceiling light point and doors off to

Bedroom One
13' 4" x 10' 2" (4.06m x 3.1m) Having a double glazed window, ceiling light point, central heating radiator, laminate flooring and built-in storage cupboard.

Bedroom Two
10' 6" x 9' 0" (3.20m x 2.74m) Having a double glazed window, ceiling light point and central heating radiator.

Bedroom Three
9' 9" x 6' 5" (2.97m x 1.96m) With double glazed window, ceiling light point, central heating radiator, laminate flooring and airing cupboard housing wall mounted gas boiler.
**Re-Fitted Shower Room**
Having a walk-in shower cubicle housing a wall mounted shower attachment, pedestal wash hand basin and low flush WC, obscure double glazed window, ceiling light point and tiling to full height.

**Garden**
This pleasant rear garden is mainly laid to lawn with decked and paved patios, gravel and stone borders, fencing to boundaries, flowering shrub borders and access to garage.

**Garage**
With electric door to the front and personal door to rear.

**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 Nigel Hodges