



42 VICARAGE ROAD, YARDLEY, B33 8PH

OFFERS OVER £225,000

- **Corner Plot**
- **Two Reception Rooms**
- **Three Good Bedrooms**
- **Gas Warm Air Heating**
- **Driveway & Garage**
- **Semi Detached House**
- **Kitchen**
- **First Floor Bathroom**
- **Double Glazing**
- **Gardens To The Front And Rear**

A well maintained semi detached house occupying a CORNER PLOT on one of Yardley's most sought after roads. Requiring some cosmetic improvement, this spacious property will make an ideal family home. Comprising enclosed porch, TWO RECEPTION rooms, kitchen, three good sized bedrooms and a first floor bathroom. Further benefiting from gas warm air heating, double glazing, gardens to the front and rear, off road parking for multiple vehicles and a single garage. Properties on this road rarely come to the open market so don't delay in booking your viewing appointment.

Front

The front garden is laid to lawn with a driveway for multiple vehicles, leading to the single garage, and access to a double glazed door to:-

Enclosed Porch

Double glazed windows to the front and side aspects, door to a storage cupboard housing the meters and a hardwood glazed door to:-

Lounge

16'4 x 12'11 (4.98m x 3.94m)



Double glazed bow window to the front, warm air vent, gas fire with wooden surround and marble back and hearth, power and light points and doors to:-

Dining Room

11'1 max x 14'2 max (3.38m max x 4.32m max)

Double glazed patio doors onto the garden, warm air vent, stairs to the first floor, power and light points and door to:-

Kitchen

10'7 min x 8'1 (3.23m min x 2.46m)

Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink and drainer unit with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, power and light points, double glazed window to the rear, double glazed door to the side of the property, warm air vent and cupboard housing the gas warm air unit

Landing

Storage cupboard, further cupboard housing the water tank, power and light points and doors to:-

Bedroom One

11'6 max x 12'11 (3.51m max x 3.94m)



Double glazed window to the front, warm air vent, fitted wardrobes, built in wardrobe, power and light points

Bedroom Two

10'11 max x 10'8 (3.33m max x 3.25m)



Double glazed window to the rear, warm air vent, built in wardrobe, power and light points

Bedroom Three 6'5 x 10' (1.96m x 3.05m)



Double glazed window to the front, warm air vent, built in wardrobe, power and light points

Bathroom 6'5 x 6'1 (1.96m x 1.85m)



Fitted with a white suite comprising panelled bath with mixer shower over, pedestal wash/hand basin and low level flush WC. Tiling to splash prone areas, tiled floor, opaque double glazed window to the rear, warm air vent, loft access and ceiling light point

Rear Garden



With a patio area to the forefront, lawn, flower and shrub borders, fencing to perimeters and access to:-

Detached Garage



With a metal up and over door onto the driveway, power and light points and a side door onto the rear garden.

Nearby Schools

The following schools are local to the property; Stetchford Primary School, Corpus Christi Catholic Primary School, The Oval, Cockshut Hill Technology College, Waverley School and Hallmoor School.

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.

Floor Plan



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

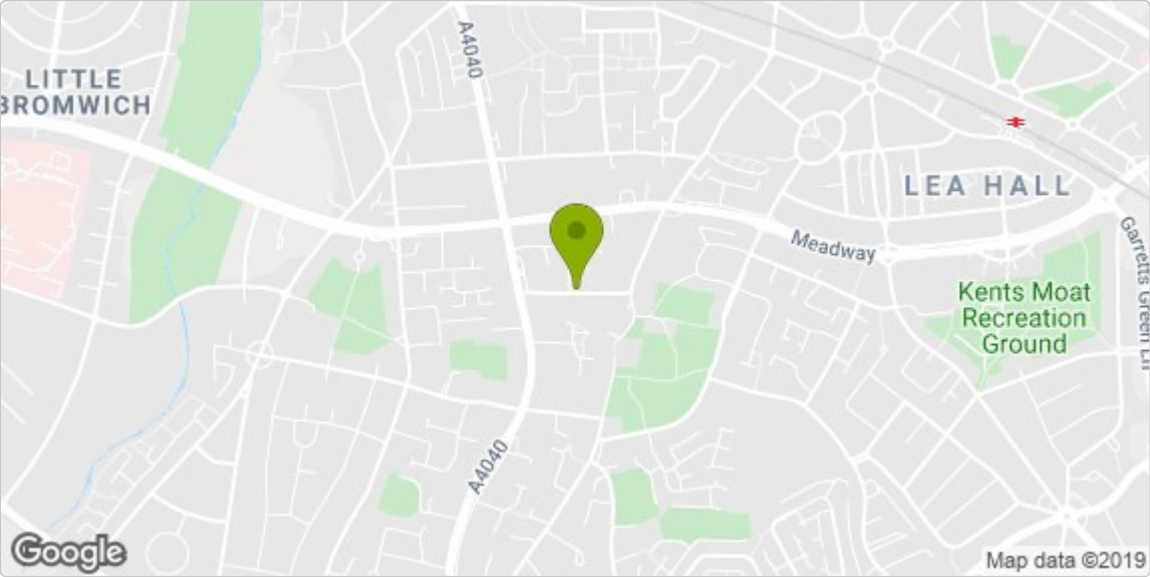
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		