



smarthomes

## Derron Avenue

South Yardley, Birmingham, B26 1LA

- An Extremely Well Presented Semi-Detached Home
- Three Bedroom
- Through Lounge/Diner
- Fitted Kitchen

**Offers Over £200,000**

EPC Rating '52'





## Property Description

The property is set back from the road behind a block paved parking space with shingle borders, lawn area, mature shrubs and bushes and a stepping stone pathway leading to a storm porch with a UPVC double glazed door leading into



## Entrance Hallway

With two UPVC double glazed windows to front, laminate flooring, ceiling light point, dado rail, radiator, stairs leading to the first floor accommodation with under stairs storage cupboard and doors leading off to



### **Through Lounge/Diner**

25' 11" x 9' 10" (7.9m x 3m) With UPVC double glazed bay window to front elevation and a UPVC door and window to the rear, a living flame gas fire with marble hearth and inlay and a wooden surround, coving to ceiling, two wall mounted radiators and two ceiling light points



### **Fitted Kitchen to Rear**

10' 2" x 5' 6" (3.1m x 1.7m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas, ceiling spot lights, a double glazed window to the rear aspect and a UPVC door leading to



### **Covered Side Passage**

With a polycarbonate roof and wooden doors to the front and rear of the property

### **Landing**

With access to a part boarded loft space, UPVC double glazed window to side, ceiling light point and door to



### **Bedroom One to Rear**

9' 10" x 9' 6" (3m x 2.9m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

### **Bedroom Two to Front**

12' 5" x 9' 10" (3.8m x 3m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point



### Bedroom Three to Front

6' 2" x 5' 6" (1.9m x 1.7m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

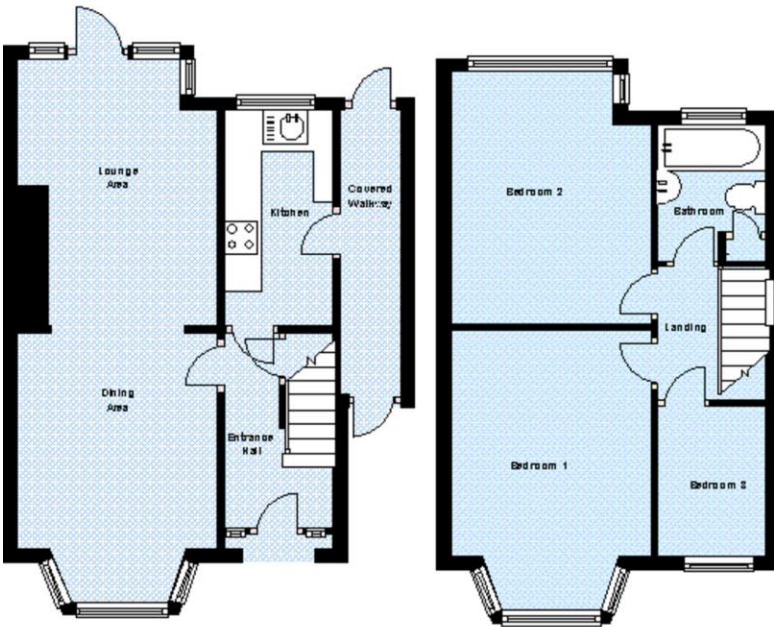
### Family Bathroom to Rear

6' 6" x 5' 6" (2m x 1.7m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point, airing cupboard housing a wall mounted gas central heating boiler and an obscure double glazed window to the rear elevation



### Rear Garden

Being mainly laid to lawn with paved patio, timber decked area, timber framed shed, brick built outhouse, a variety of mature shrubs and bushes and panelled fencing to boundaries



### Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	57
(21-38)	F		
(1-20)	G		
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