



smarthomes

## Broadyates Road

Yardley, Birmingham, B25 8JF

- A Spacious End-Terrace Property
- Three Bedrooms
- Conservatory
- Off Road Parking

**£177,500**

EPC Rating 'TBC'





## Property Description

The property is set back from the road behind a gravelled driveway providing off road parking with a law area, shrub borders paved footpath leading to a the front door leading into

## Entrance Hallway

With ceiling light point , stairs leading to the first floor accommodation and doors leading off to

## Lounge to Front

13' 11" x 11' (4.24m x 3.35m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point , feature fireplace, under stairs storage cupboard and door to



### **Kitchen to Rear**

10' 5" x 9' 5" (3.18m x 2.87m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for gas cooker, tiling to splash back areas, ceiling light point, two single glazed windows to the rear aspect and door to



### **Conservatory**

11' 3" x 11' 2" (3.43m x 3.4m) Being double glazed with a polycarbonate roof, door to garden, space and plumbing for washing machine and a wall mounted electric heater



### **Ground Floor Family Bathroom**

Being fitted with a modern white suite comprising of a panelled bath with an electric shower over and a pedestal wash hand basin. Heated towel rail, tiling to splash prone areas, ceiling light point, wall mounted gas central heating boiler and an obscure double glazed window

### **Separate W.C**

With a low flush W.C, obscure double glazed window to side, tiling to floor and water prone areas and a ceiling light point



### **Landing**

With access to loft space, ceiling light point and door to

### **Bedroom One to Front**

13' 7" x 11' (4.14m x 3.35m) With two UPVC double glazed windows to front elevation, over stairs storage, feature period fireplace, wall mounted radiator and ceiling light point



### **Bedroom Two to Rear**

12' 8" x 8' (3.86m x 2.44m) With UPVC double glazed window to rear elevation, feature period fireplace, wall mounted radiator and ceiling light point

### **Bedroom Three to Rear**

9' 7" x 7' 5" (2.92m x 2.26m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point



### **Rear Garden**

This low maintenance rear garden is mainly paved and gravelled with well stocked shrub borders, a timber storage shed and hedging 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 Nigel Hodges