



38 Saxondale Avenue, Yardley, B26 1LR

Offers over £225,000

Superb, extended semi detached house - Popular road on the borders of Sheldon/Yardley - OFFERING NO CHAIN - Perfect family home - Ideally located for shops, schools and transport links - Enclosed porch - Large lounge - Extended dining kitchen - Three good sized bedrooms - Bathroom - Central heating - Double glazing - Off road parking - Good sized rear garden - Rear vehicular access - Viewing strongly advised.

Approach

Via a tarmac driveway with UPVC double glazed door into;

Porch

UPVC obscured double glazed windows to front, laminate flooring and hardwood door leading into;

Lounge 23'2 (into bay) x 15'3 (max) (7.06m (into bay) x 4.65m (max))



Having a UPVC double glazed bay window overlooking the front, two central heating radiators, feature fire surround and hearth with inset fire, laminate flooring, three ceiling light points, power points, stairs to the first floor and double doors into;

Kitchen Diner 14'8 x 11'1 (4.47m x 3.38m)



Having being fitted with a selection of wall, base and drawer units with worktop over incorporating one and a half bowl sink and drainer unit with mixer tap over and tiling to splash prone areas. Plumbing and space for

appliances and extractor hood above. UPVC double glazed window overlooking the rear, UPVC double glazed patio doors to the rear garden, central heating radiator, ceramic tiled flooring, two ceiling light points, power points and door to;

Utility Room 5'1 x 7'1 (1.55m x 2.16m)

Having worktop with space and plumbing for appliances beneath, wall mounted central heating boiler, storage cupboard and door to outside.

Landing

Having UPVC double glazed window overlooking the side and doors leading to;

Bedroom One 12'11" (into bay) x 9'10" (3.96m (into bay) x 3.00m)



Having UPVC double glazed bay window overlooking the rear, central heating radiator, laminate flooring, ceiling light point and power point.

Bedroom Two 12'5 (into bay) x 8' (min) (3.78m (into bay) x 2.44m (min))



Having UPVC double glazed bay window overlooking the front, central heating radiator, laminate flooring, ceiling light point and power point.

Bedroom Three 6'6 x 6'11 (1.98m x 2.11m)



Having UPVC double glazed window overlooking the front, central heating radiator, ceiling light point and power point.

Bathroom 5'1 x 6'6 (1.55m x 1.98m)



Having being fitted with a three piece suite comprising; panelled bath with electric shower over and concertina shower door, pedestal wash hand basin and low level flush. Obscured UPVC double glazed window overlooking the rear, tiling to full height throughout, ceramic tiled flooring and ceiling light point.

Rear Garden

Having a paved patio area with step leading to mainly laid to lawn area, further gravelled area, access to a brick built storage shed, gated access to rear vehicular road, further gated access to the front and fencing to perimeters.

Nearby Schools

The following schools are local to the property; Lyndon Green Infant and Junior School, Gilbertstone Primary School, Yardley Primary School, East Birmingham Network Academy, Cockshut Hill Technology College and Lyndon 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

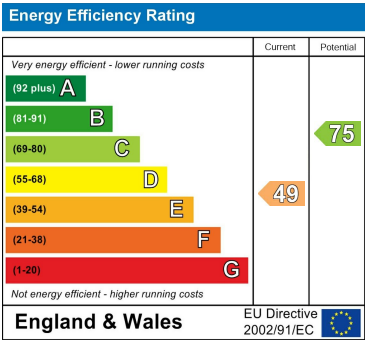


Total area: approx. 84.9 sq. metres (913.6 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.