



Coventry Road, Yardley

Offers over £260,000

- EXTENDED SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN & UTILITY ROOM
- FIRST FLOOR BATHROOM
- DRIVEWAY & SIDE GARAGE
- NO ONWARD CHAIN
- THROUGH LOUNGE/DINER
- THREE GOOD BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

An extended semi detached house with the benefit of no onward chain. This well maintained property is a real blank canvas to make your own and could be the perfect first time purchase. With scope for further extension (STPP) and in a superb location near to a good range of shops, facilities and transport links. Comprising porch, entrance hall, through lounge/diner, extended kitchen and utility room to the ground floor. Upstairs there are three good bedrooms and the family bathroom. Further benefiting from central heating, double glazing, side garage, driveway and pleasant rear garden.

FRONT

Off road parking via a concrete driveway and a lawned front garden with access to UPVC double glazed doors to:-

PORCH

Power and light points and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, radiator, power and light points and doors to:-

THROUGH LOUNGE/DINER

10'10 max x 27'6 to bays (3.30m max x 8.38m to bays)



Double glazed bay windows to the front and rear, two radiators, gas fire with a marble hearth, power and light points

EXTENDED KITCHEN **6'4 x 10'4 (1.93m x 3.15m)**



Fitted with a range of drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and metro style tiling to splash prone areas. Space for a cooker, double glazed window to the rear, radiator, power and light points, door to the pantry and door to:-

UTILITY ROOM

6'5 x 10'10 (1.96m x 3.30m)

Fitted with base and drawer units with a work surface over with space and plumbing for appliances. UPVC opaque double glazed door to the rear garden, opaque double glazed window to the rear, power and light points and door to:-

SIDE GARAGE

6'10 x 16'8 (2.08m x 5.08m)

With fibreglass doors onto the driveway, power and light points

LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-

BEDROOM ONE

8'9 min x 14'5 to bay (2.67m min x 4.39m to bay)



Double glazed window to the rear, radiator, fitted wardrobes, dressing table, power and light points

BEDROOM TWO

8'8 to wardrobes x 12'10 to bay (2.64m to wardrobes x 3.91m to bay)



Double glazed bay window to the front, radiator, fitted wardrobes, power and light points

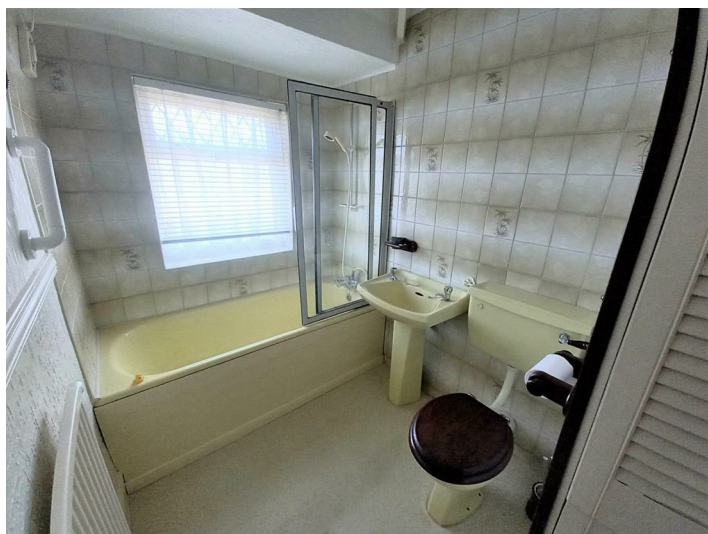
BEDROOM THREE

6'5 x 8'4 (1.96m x 2.54m)

Double glazed window to the rear, radiator, power and light points

BATHROOM

5'5 x 8'6 (1.65m x 2.59m)



Fitted with a paneled bath with a shower attachment and shower screen, pedestal wash/hand basin and a low level flush WC. Opaque double glazed window to the front, radiator, airing cupboard housing the boiler and ceiling light point

REAR GARDEN



The rear garden has a patio area to the fore and a lawned section with flower and shrub borders. There is a timber storage shed and fencing and hedges to the perimeters.

VIEWING

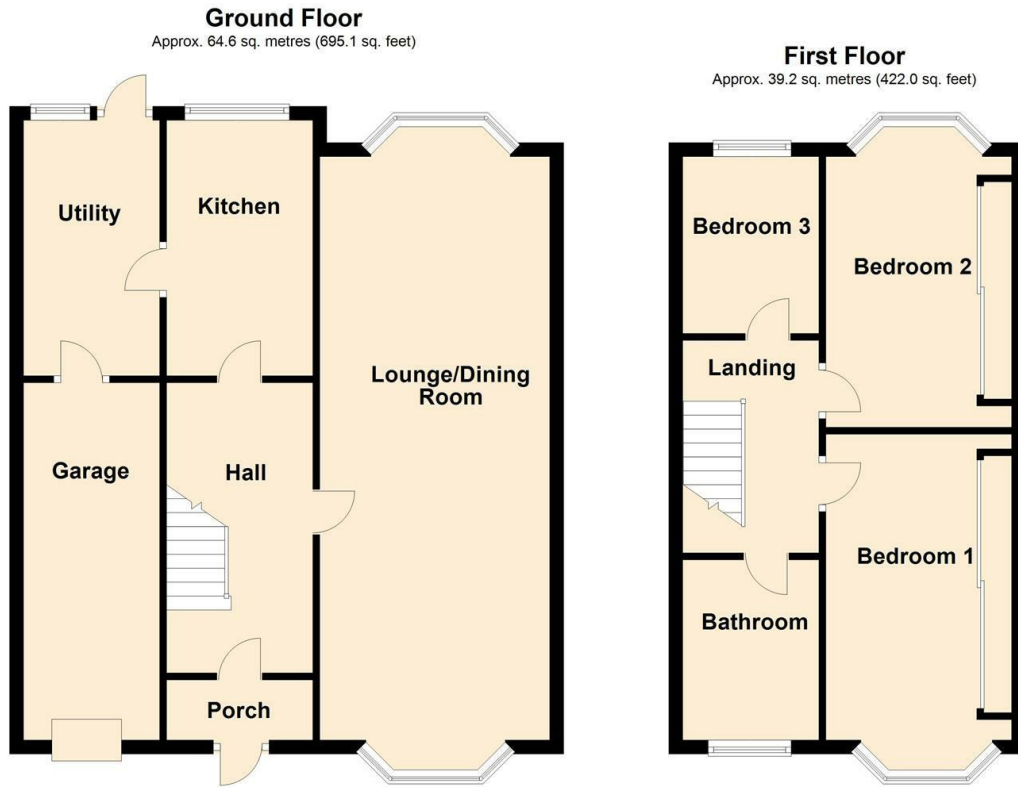
By appointment only please with the Sheldon office.

COUNCIL TAX BAND

We are advised that property is in Band but this has not been verified.

FLOOR PLAN

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.



Total area: approx. 103.8 sq. metres (1117.0 sq. feet)

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

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ADDRESS

1818 Coventry Road Yardley
Birmingham B26 1PA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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