



Coventry Road, Yardley

Offers Over £270,000

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- UTILITY WITH GUEST WC
- FOUR PIECE, RE FITTED BATHROOM
- DRIVEWAY & REAR GARAGE
- PORCH & ENTRANCE HALL
- EXTENDED & RE FITTED KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A beautifully presented, extended semi detached house on a popular road in Yardley. This stunning property is the perfect family home and ticks every box. In a superb location near to a good range of shops, facilities and transport links and comprising: enclosed porch, entrance hall, lounge, dining room opening onto the re fitted and extended kitchen and utility with a guest WC to the ground floor. Upstairs there are three bedrooms and a re fitted four piece shower room. Further benefiting from central heating, double glazing, driveway, rear garage and pleasant rear garden.

FRONT

Off road parking via a block paved driveway and access to a UPVC double glazed sliding door to:-

ENCLOSED PORCH

Double glazed windows to the front and side, wall light, tiled floor and a composite opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, opaque double glazed window to the side, radiator, laminate flooring, power and light points and doors to:-

LOUNGE

11'2 x 12'8 to bay (3.40m x 3.86m to bay)



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

EXTENDED KITCHEN/DINER

16'4 max x 20'9 max (4.98m max x 6.32m max)



DINING AREA

Laminate flooring, radiator, power and light points and opening onto:-

RE FITTED KITCHEN

The kitchen has been re fitted with a range of eye level, drawer and base units with a solid wood work surface over

incorporating a Belfast style sink and metro style tiling to splash prone areas. Space for a range cooker with an extractor hood over and an integrated fridge and freezer. UPVC double glazed French doors onto the rear garden, double glazed window to the rear, radiator, laminate flooring, Velux windows to the ceiling, power and light points

UTILITY

5'11 x 6'9 (1.80m x 2.06m)



The utility has a work surface with space and plumbing beneath for a washing machine, low level flush WC and a pedestal sink. Tiling to splash prone areas, opaque double glazed window to the side, radiator, laminate flooring, power and light points

LANDING

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

BEDROOM ONE

10'8 x 11'5 excluding bay (3.25m x 3.48m excluding bay)



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

BEDROOM TWO
10'8 x 13' to bay (3.25m x 3.96m to bay)



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

BEDROOM THREE
5'11 x 7'9 (1.80m x 2.36m)

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

FOUR PIECE RE FITTED BATHROOM
5'11 x 7'11 (1.80m x 2.41m)



Re fitted with a shower cubicle with a bar shower, bath with a shower attachment, vanity sink and a low level flush WC. Metro style tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, extractor fan and ceiling light point

REAR GARDEN



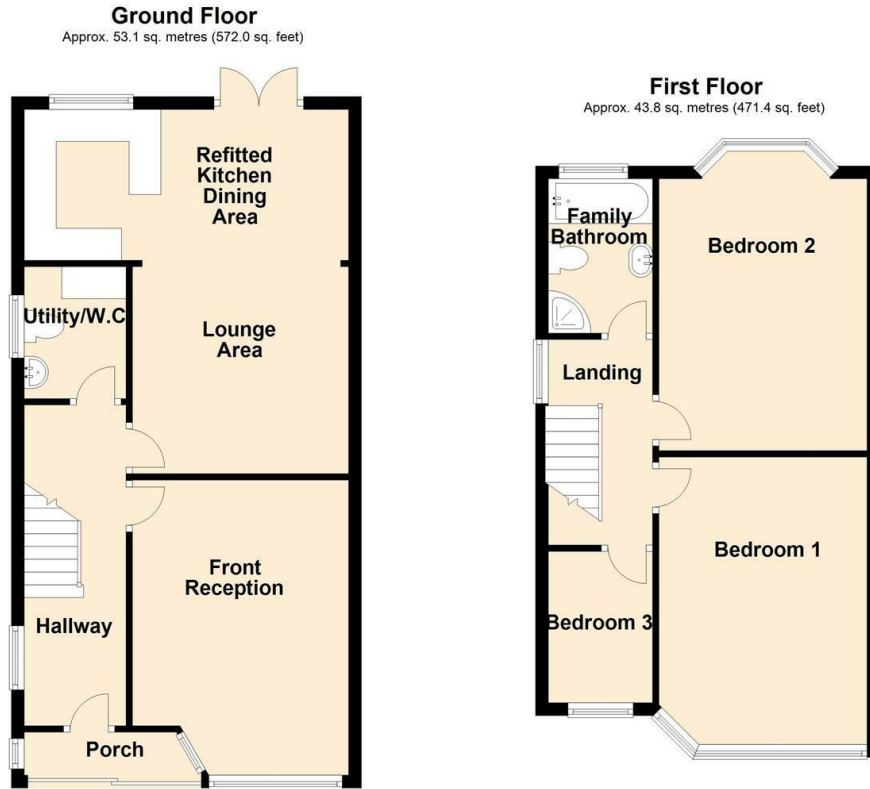
The rear garden is mostly laid to lawn with a patio to the fore with fencing to the perimeter and a gated access leading to the front

REAR GARAGE

Currently being used as a summer house with UPVC double glazed French doors to the front, UPVC door to the rear garden, power and light points.

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. 96.9 sq. metres (1043.4 sq. feet)

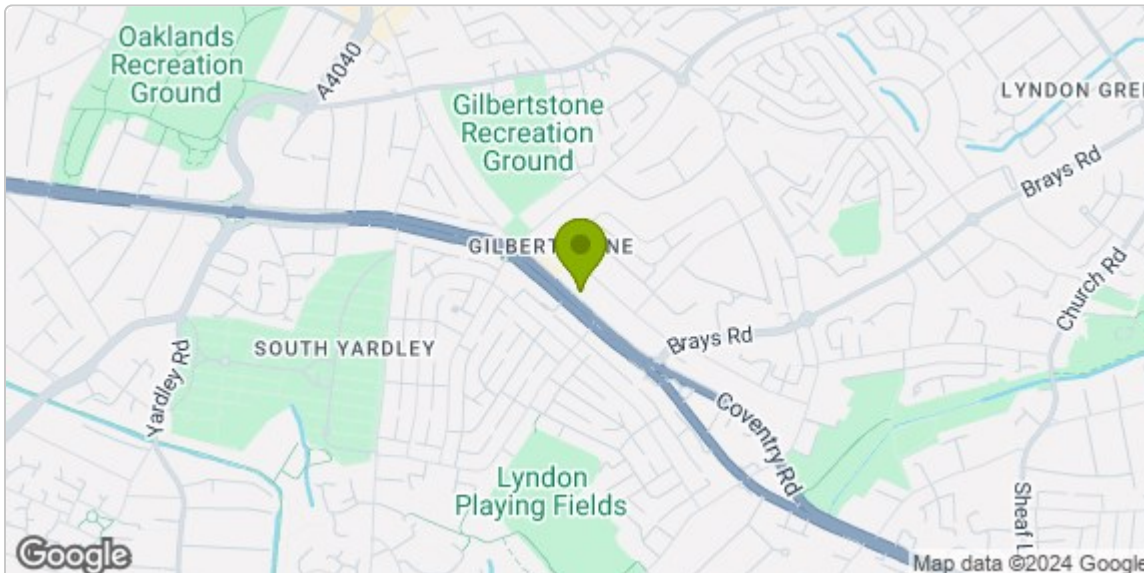
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
1806 Coventry Road Yardley
Birmingham B26 1PB

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	