



# Jephson Drive, Yardley

## Offers Over £300,000

- EXTENDED SEMI DETACHED HOUSE
- EXTENDED SECOND RECEPTION ROOM
- UTILITY, GUEST WC & HOME SAUNA
- EN SUITE SHOWER ROOM & BATHROOM
- DRIVEWAY & SIDE GARAGE
- OPEN PLAN HALL/LOUNGE
- EXTENDED DINING KITCHEN
- THREE DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A heavily extended semi detached house on a popular road in Yardley with NO ONWARD CHAIN.. This spacious property will make the perfect family home and is in a great location near to a good range of shops, facilities and transport links. Comprising open plan hall/lounge, extended second reception room, extended dining kitchen, utility, guest WC and home sauna to the ground floor. Upstairs there are three double bedrooms, an en suite shower room and the bathroom. Further benefiting from central heating, double glazing, driveway, side garage and rear garden.

**FRONT**

Off road parking via an imprinted concrete driveway, access to the side garage and access to the storm porch with meter cupboards, tiled floor and a UPVC opaque double glazed door to:-

**OPEN PLAN HALL/LOUNGE**

**16' max x 17'10 max (4.88m max x 5.44m max)**



Stairs to the first floor, double glazed bay window to the front, radiator, gas fireplace, wooden flooring, power and light points and door to:-

**EXTENDED DINING KITCHEN**

**11'3 x 19'9 (3.43m x 6.02m)**



The kitchen has been fitted with a good range of eye level, drawer and base units with a work surface over incorporating a sink with mixer tap and tiling to splash prone areas. Range cooker with an extractor hood over, integrated fridge and freezer, UPVC double glazed door to the rear garden, double glazed window to the rear, radiator, Amtico flooring, power and light points and doors to:-

**EXTENDED SECOND RECEPTION ROOM**  
**9'11 max x 21'2 (3.02m max x 6.45m)**



UPVC double glazed French doors to the rear garden, double glazed windows to the rear, two radiators, power and light points

**UTILITY**

**6' x 8'7 (1.83m x 2.62m)**

Base units with a work surface over, space and plumbing for appliances, tiled floor, power and light points

**GUEST WC/HOME SAUNA**

Fitted with a low level flush WC, opaque double glazed window to the rear, radiator, tiled floor and door to the home sauna

**SIDE GARAGE**

With a fiber glass up and over door onto the driveway, water supply, power and light points

**LANDING**

Airing cupboard housing the boiler, loft access, wooden flooring, power and light points and doors to:-

**MASTER BEDROOM**

**17'6 max x 8'5 (5.33m max x 2.57m)**



Two double glazed windows to the rear, radiator, fitted wardrobes, power and light points and doors to:-

**EN SUITE SHOWER ROOM**  
**9'11 x 3'4 (3.02m x 1.02m)**

Fitted with a shower cubicle with an electric shower over, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, radiator, extractor fan and ceiling light point

**BEDROOM TWO**  
**9'10 x 11'6 (3.00m x 3.51m)**



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

**BEDROOM THREE**  
**9'11 excluding wardrobes x 15'2 to bay (3.02m excluding wardrobes x 4.62m to bay)**

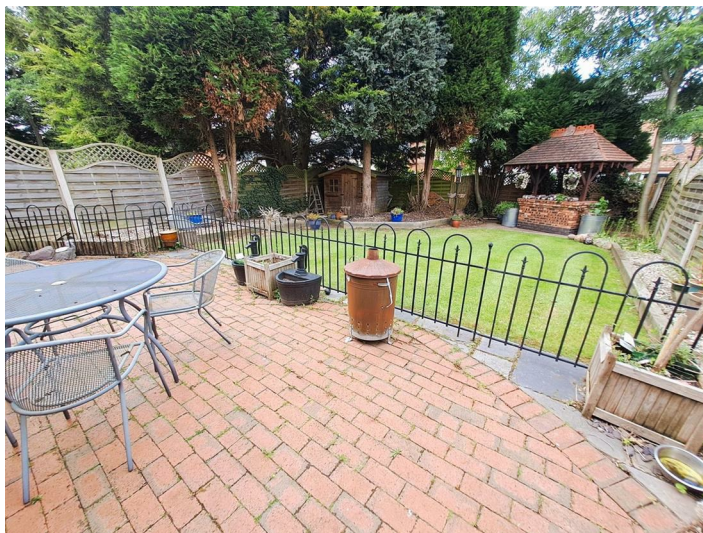
Double glazed bay window to the front, radiator, built in wardrobes, dressing table and drawers, power and light points

**BATHROOM**  
**5'7 x 7'3 (1.70m x 2.21m)**



Fitted with a corner bath with an electric shower over, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, radiator, wooden flooring and ceiling spot lights

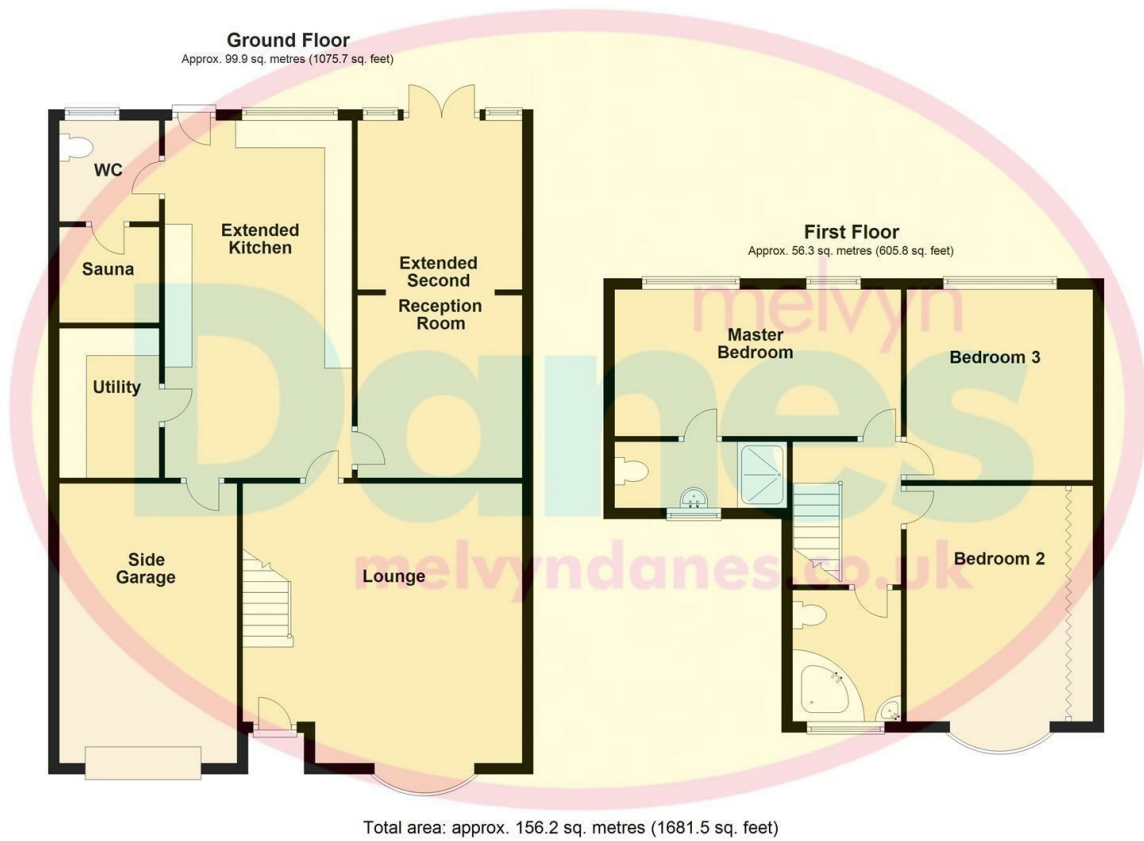
**REAR GARDEN**



The rear garden has a block paved patio to the fore and a lawned section. There is a brick built barbeque, timber wendy house and fencing to the perimeters.

## 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.



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

**COUNCIL TAX BAND:** C

**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:**  
47 Jephson Drive Yardley  
Birmingham B26 2HW

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		74	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	