



Orchard Rise, Yardley

Offers Over £210,000

- SEMI DETACHED HOUSE
- LOUNGE
- CONSERVATORY
- SHOWER ROOM
- DRIVEWAY
- NO ONWARD CHAIN
- KITCHEN/DINER
- TWO BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GARDENS TO THE FRONT & REAR

A well maintained semi detached house on a pleasant cul de sac in Yardley with NO ONWARD CHAIN. This lovely property will make the perfect first time purchase or suit someone looking to downsize and is in a great location near to shops, facilities and transport links. Comprising hallway, lounge, kitchen/diner and conservatory to the ground floor. Upstairs there are two bedrooms and the shower room. Further benefiting from central heating, double glazing, off road parking and gardens to the front and rear.

FRONT

Off road parking via a tarmac driveway and a lawned front garden with a flower border and access to a hardwood opaque glazed door to:-

HALLWAY

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

LOUNGE

10' max x 13'7 max (3.05m max x 4.14m max)



Double glazed bow window to the front, radiator, marble fireplace with an electric fire, door to the under stairs storage cupboard, laminate flooring, power and light points and door to:-

KITCHEN/DINER

13' x 8' (3.96m x 2.44m)

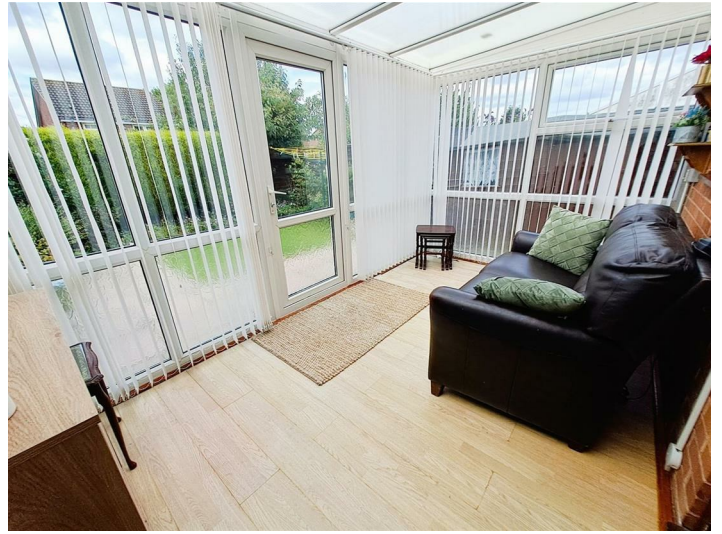


The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and

a half bowl stainless steel sink/drainers with mixer tap and tiling to splash prone areas. Fitted electric oven/grill with an inset gas hob and extractor hood over and space and plumbing for other appliances. Two double glazed windows to the rear, radiator, laminate flooring, power and light points and door to:-

CONSERVATORY

13'1 x 7'11 (3.99m x 2.41m)



UPVC opaque double glazed door to the rear garden, double glazed windows to the rear and side, radiator, laminate flooring, power and light points

LANDING

Opaque double glazed window to the side, loft access, power and light points and doors to:-

BEDROOM ONE

12'11 max x 11'11 max (3.94m max x 3.63m max)



Two double glazed windows to the front, radiator, built in storage cupboard, fitted wardrobes, laminate flooring, power and light points

BEDROOM TWO
6'9 x 9'9 (2.06m x 2.97m)



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

SHOWER ROOM
6' x 5' (1.83m x 1.52m)



Fitted with a shower cubicle with a mixer shower, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, extractor fan and ceiling light point

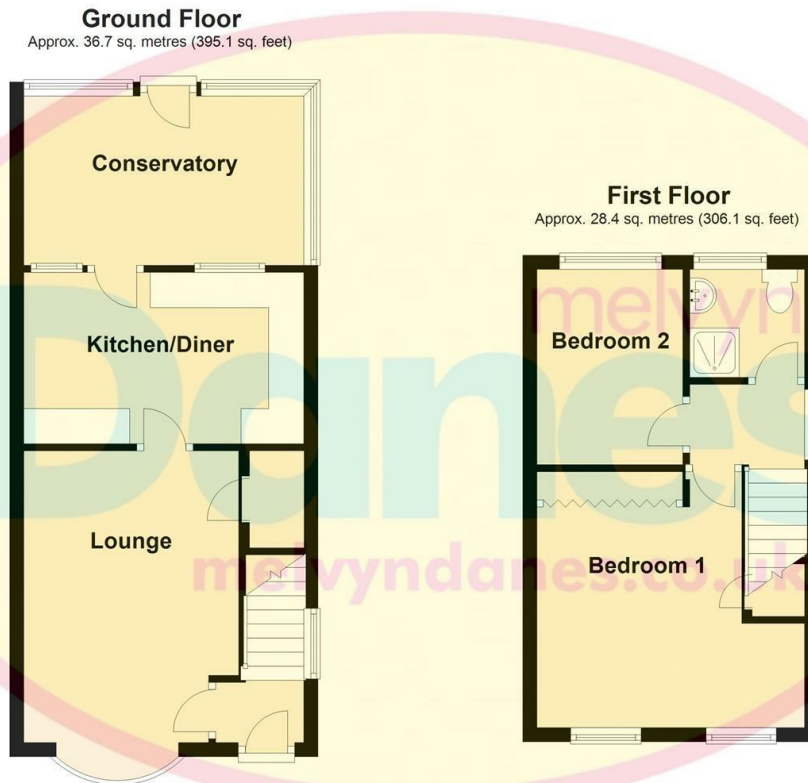
REAR GARDEN



The garden is laid to lawn with a flower and shrub border and patio to the fore. There is a timber storage shed, fencing to the perimeters and a gated access leading to the front of the property.

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.



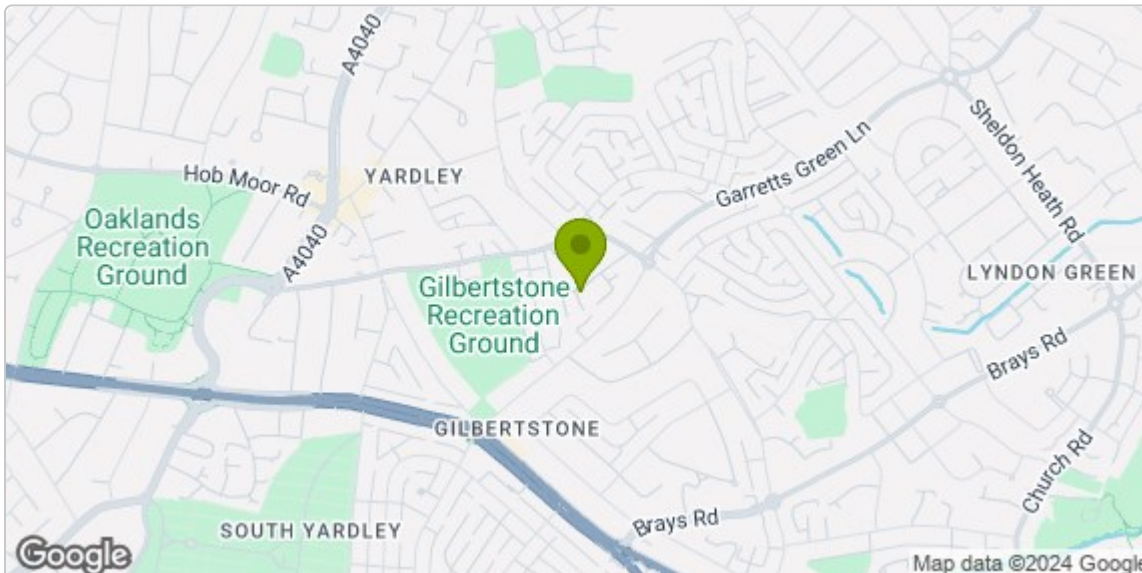
TENURE: We are advised that the property is **FREEHOLD**

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:
50 Orchard Rise Yardley
Birmingham B26 1QT

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		88
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	