



Welford Avenue, Yardley

£280,000

- EXTENDED SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- UTILITY & SHOWER ROOM
- FIRST FLOOR BATHROOM
- REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- EXTENDED L'SHAPED KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING FOR TWO CARS

A superbly presented, extended semi detached house on a popular cul de sac in Yardley. This lovely property is the perfect family home and has been greatly improved by the current owners. Ready to move into and in a great location near to shops, schools and transport links and comprising: entrance hall, lounge, dining room, extended L'Shaped re fitted kitchen, utility and shower room to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and good size rear garden.

FRONT

Approached via a block paved driveway, UPVC double glazed door into;

ENTRANCE HALL

Stairs to the first floor, ceiling light and power points, doors to;

FRONT LOUNGE

12'4 x 13'10 into bay (3.76m x 4.22m into bay)



Double glazed bay window to the front, radiator, feature fire surround and hearth with electric fire, ceiling light and power points.

REAR LOUNGE

9'5 x 12'6 (2.87m x 3.81m)



UPVC double glazed French doors to rear garden, radiator, laminate flooring, understairs cupboard, ceiling light and power points.

EXTENDED RE FITTED KITCHEN
17'1 max x 14'5 max (5.21m max x 4.39m max)



An extended L'Shaped re fitted kitchen comprising a wide selection of eye level, base and drawer units, complementary worktop over incorporating one and a half bowl sink and drainer unit, mixer tap over and tiling to splash prone areas and breakfast bar. Integrated gas hob with extractor hood above, electric oven, microwave, fridge freezer and dishwasher. Double glazed window to the rear, feature radiator, ceiling spotlights, power points and door into;

UTILITY ROOM

15'6 max x 7'5 max (4.72m max x 2.26m max)

Opaque double glazed window to the side, UPVC double glazed doors to the front and rear, wall mounted electric heater, work surface with space and plumbing for appliances beneath, vinyl flooring, two ceiling light points, power points and door into;

SHOWER ROOM

3'6 x 6'10 (1.07m x 2.08m)

Being re fitted with a three piece suite comprising; walk in shower cubicle with electric shower over, vanity wash hand basin and low level flush W.C. Heated towel rail, extractor fan, tiled flooring and ceiling spotlights.

LANDING

Loft access, ceiling light and power points; doors to;

BEDROOM ONE

10'5 to wardrobes x 13'2 into bay (3.18m to wardrobes x 4.01m into bay)



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

BEDROOM TWO
8'10 x 8'10 (2.69m x 2.69m)



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

BEDROOM THREE
6'10 x 8'10 (2.08m x 2.69m)



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

BATHROOM
7'2 max x 5'9 (2.18m max x 1.75m)



Being fitted with a three piece suite comprising; panelled bath with waterfall tap, rainfall shower head over and concertina shower screen, vanity wash hand basin and low level flush W.C. Opaque double glazed window overlooking the front, heated towel rail, tiling to full height throughout, tiled flooring and ceiling spotlights.

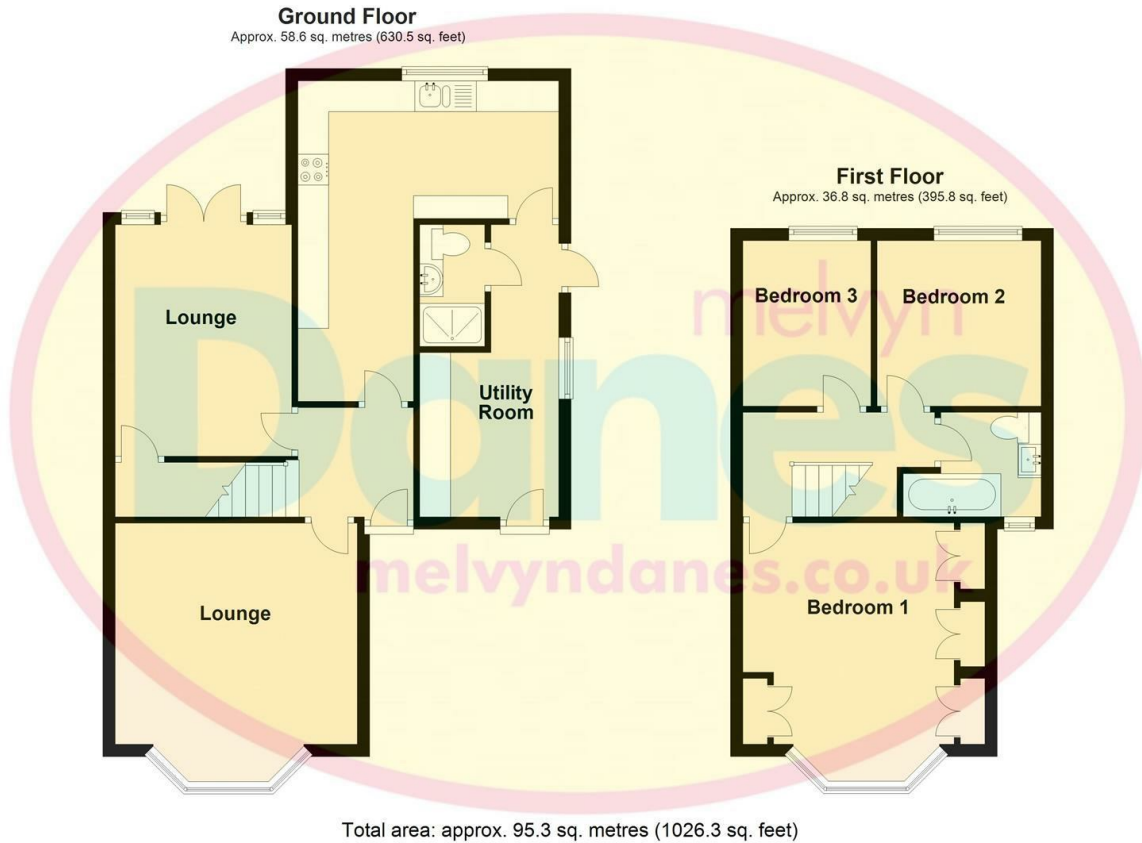
REAR GARDEN



Having a paved patio to the fore leading to a mainly laid to lawn area, flowers and shrubs to borders and fencing to 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.



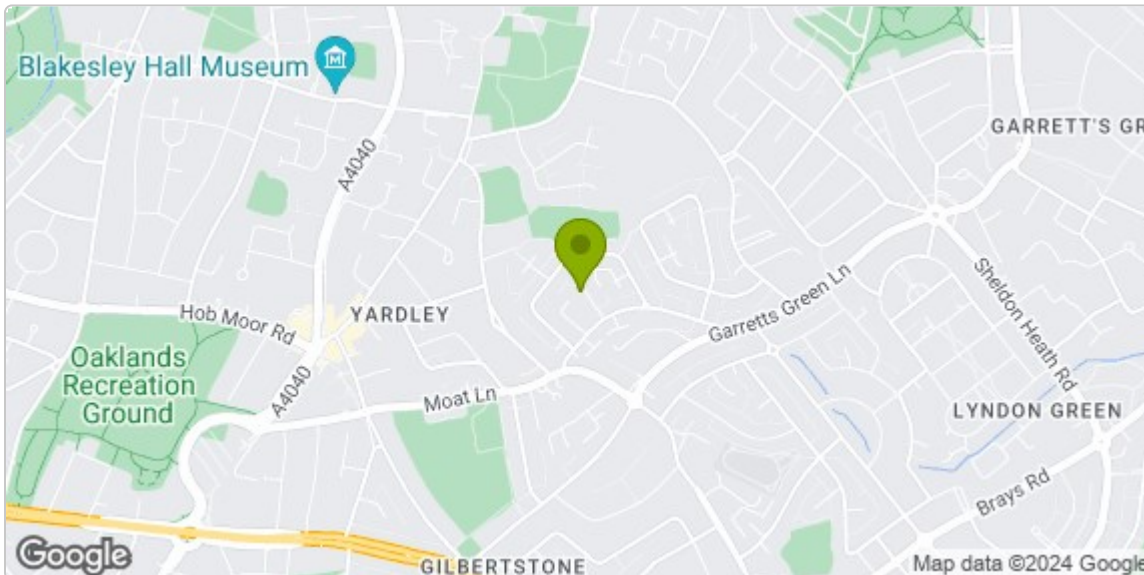
TENURE: We are advised that the property is Freehold

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:
36 Welford Avenue Yardley
Birmingham B26 2LD

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	