



Vibart Road, Yardley

£349,950

- SUPERB EXTENDED SEMI DETACHED HOUSE
- LOUNGE & EXTENDED LOUNGE/DINER
- UTILITY & GUEST WC
- FOUR PIECE BATHROOM
- LARGE DRIVEWAY & REAR GARAGE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- FOUR BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A superb, extended semi detached house on a sought after road in Yardley. This really is the perfect family home and must be viewed to be fully appreciated. Comprising enclosed porch, entrance hall, lounge, extended lounge/diner, extended kitchen, utility and guest WC to the ground floor. Upstairs there are three double bedrooms, a good size single bedroom and a four piece bathroom. Further benefiting from central heating, double glazing, off road parking for multiple vehicles, great size rear garden and rear garage.

FRONT

Off road parking for multiple vehicles via a block paved driveway with access to a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and sides, tiled floor, ceiling light point and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Opaque double glazed window to the front, stairs to the first floor, under stairs storage cupboard, door to a further storage cupboard (housing the boiler and fuse box), radiator, Mintern style tiled floor, power and light points and doors to:-,

RECEPTION ROOM ONE

10'7 x 14'4 into bay (3.23m x 4.37m into bay)

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

EXTENDED LOUNGE/DINER

10'10 max x 24'6 into bay (3.30m max x 7.47m into bay)



Double glazed bay window to the rear, radiator, wall mounted coal effect gas fire, wood flooring, power and light points

EXTENDED KITCHEN **8'1 x 17'6 (2.46m x 5.33m)**



Fitted with a range of gloss eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer unit with mixer tap and metro style tiling to splash prone areas. Space for a range cooker, extractor hood over, space and plumbing for other appliances, UPVC double glazed door to the garden, double glazed window to the rear, vertical radiator, power and light points and door to:-

UTILITY ROOM

5'11 max x 18'1 (1.80m max x 5.51m)

Fitted with a range of eye level, drawer and base units with a work surface over and space and plumbing for appliances. UPVC double glazed door to the garden, radiator, tiled floor, power and light points and doors to:-

GUEST WC

Fitted with a low level flush WC and wash/hand basin. Tiling to a full height throughout, opaque double glazed window to the rear, radiator, tiled floor and wall light

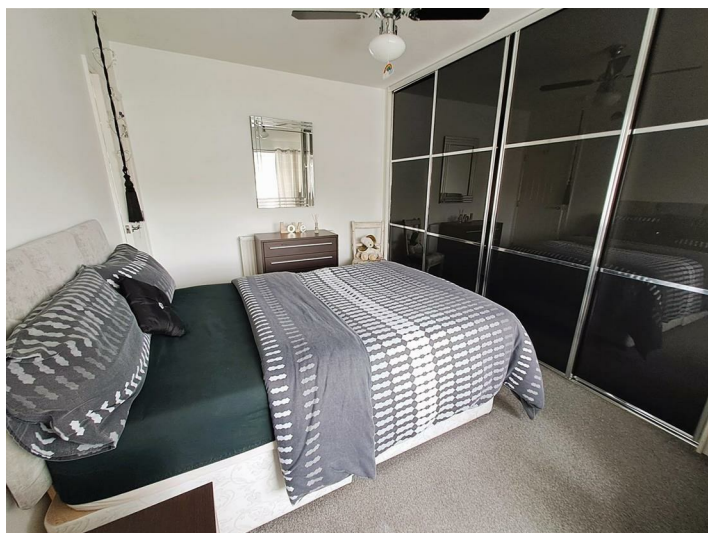
OUTER LOBBY

UPVC opaque double glazed door leading to the front of the property, wall, base and drawer units with a work surface over, power and light points

LANDING

Opaque double glazed window to the side, stairs to the second floor, power and light points and doors to:-

BEDROOM ONE
10'9 max x 15'6 into bay (3.28m max x 4.72m into bay)



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

BEDROOM TWO
8'5 to wardrobes x 14'9 into bay (2.57m to wardrobes x 4.50m into bay)



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

BEDROOM FOUR
6'11 x 8'6 max (2.11m x 2.59m max)

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

BATHROOM
8'2 x 8'7 (2.49m x 2.62m)



Fitted with a four piece suite comprising roll top bath with claw feet, shower cubicle with mixer shower, vanity sink with storage beneath and low level flush WC. Metro style tiling to splash prone areas, tiled floor, opaque double glazed windows to the rear and side, traditional radiator and ceiling light point

SECOND FLOOR LANDING

Double glazed window to the side, ceiling light point and door to:-

BEDROOM THREE
12'8 into eaves x 16'2 max (3.86m into eaves x 4.93m max)

Double glazed window to the rear, Velux window to the front, radiator, door to storage cupboard, storage into the eaves, power and light points

REAR GARDEN



This larger than average rear garden is mostly laid to lawn with a patio area to the forefront, flower and shrub borders and a circular patio. There is fencing to the perimeters, a greenhouse and gated rear access (leading to a rear vehicular service road)

REAR GARAGE
10'3 x 21'1 (3.12m x 6.43m)

Timber doors leading onto the rear vehicular service road, double glazed window to the side, 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. 143.7 sq. metres (1546.7 sq. feet)

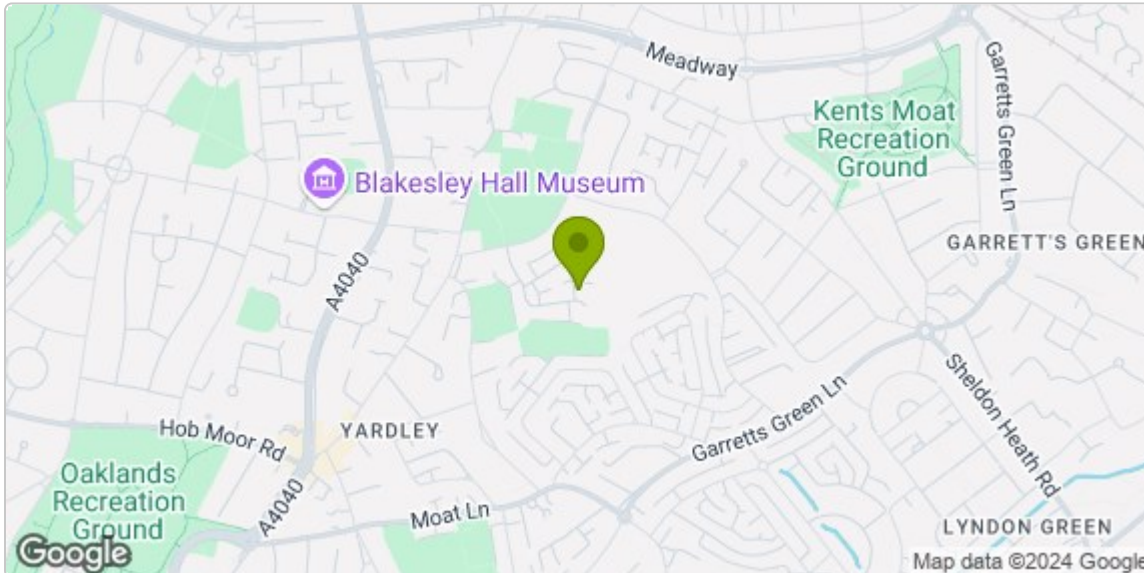
TENURE: We are advised that the property is **FREEHOLD**

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:
70 Vibart Road Yardley
Birmingham B26 2AD

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	55	
England & Wales	EU Directive 2002/91/EC	