



## Jephson Drive, Yardley

**£289,950**

- EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- KITCHEN & UTILITY
- RE FITTED SHOWER ROOM
- DRIVEWAY & SIDE GARAGE
- ENTRANCE HALL
- CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A well presented, extended semi detached house on a sought after road in Yardley. This lovely property will make the perfect family home and is in a great location near to shops, schools and facilities. Comprising storm porch, entrance hall, through lounge/diner, conservatory, re fitted kitchen and utility to the ground floor. Upstairs there are three good sized bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway, side garage and pleasant rear garden.

### **FRONT**

Off road parking via a block paved driveway and a lawned front garden with access to the side garage and a hardwood opaque glazed door to:-

### **ENTRANCE HALL**

Stairs to the first floor, radiator, power and light points and doors to:-

### **DINING AREA**

**9'11 max x 12'6 (3.02m max x 3.81m)**

Double glazed patio doors to the conservatory, radiator, power and light points and opening onto:-

### **LOUNGE AREA**

**9'11 max x 15' to bay (3.02m max x 4.57m to bay)**



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

### **CONSERVATORY**

**9'7 x 10'5 (2.92m x 3.18m)**

Double glazed French doors onto the patio, double glazed windows to the rear and side, tiled floor, power and light points

### **RE FITTED KITCHEN**

**7'4 x 8'4 (2.24m x 2.54m)**



Re fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainers with mixer tap and tiling to splash prone areas. Fitted electric oven, inset electric hob (there is a gas connection behind the unit) with an extractor hood over, integrated fridge, double glazed window to the rear, tiled floor, power and light points and door to:-

### **UTILITY**

**5'10 x 9'8 (1.78m x 2.95m)**

Eye level units and a work surface with space and plumbing beneath for appliances, hardwood opaque glazed door to the rear garden, single glazed window to the rear, power and light points and door to:-

### **SIDE GARAGE**

**7'8 x 15'3 (2.34m x 4.65m)**

With a metal up and over door onto the driveway, eye level units, wall mounted boiler, power and light points

### **LANDING**

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

### **BEDROOM ONE**

**9'11 excluding wardrobes x 15' to bay (3.02m excluding wardrobes x 4.57m to bay)**



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

## BEDROOM TWO

9'11 max x 11'8 (3.02m max x 3.56m)



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

## BEDROOM THREE

7'4 x 8'5 (2.24m x 2.57m)

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

## RE FITTED SHOWER ROOM

5'5 x 7'2 (1.65m x 2.18m)



Re fitted with a shower cubicle with a bar shower and rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, heated towel rail, tiled floor and ceiling spot lights

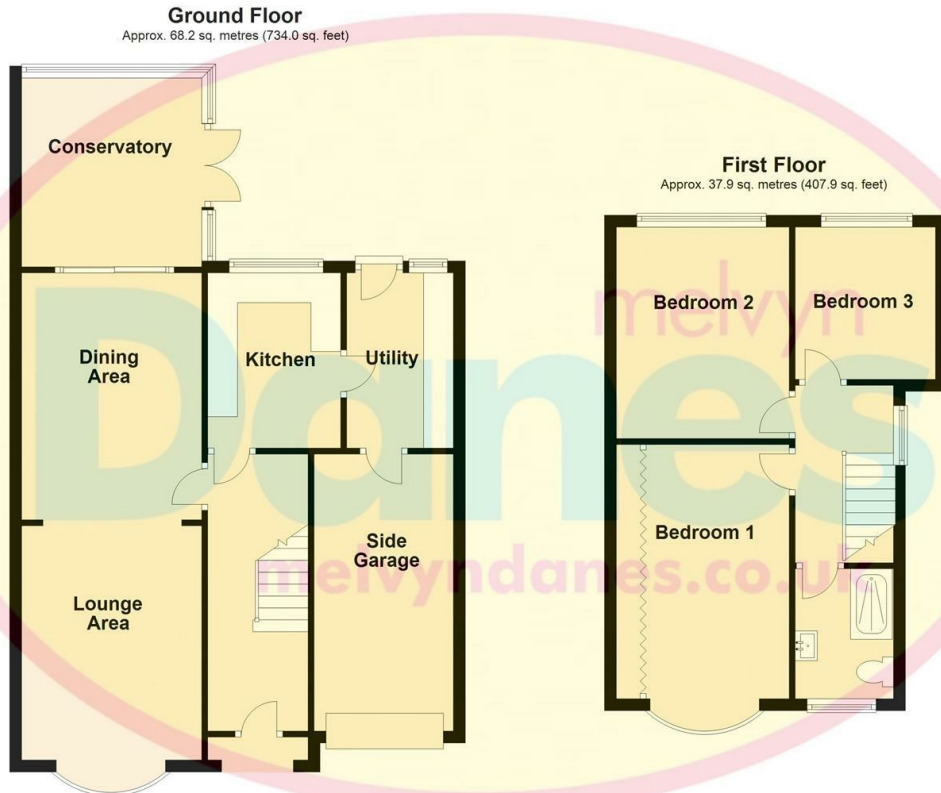
## REAR GARDEN



The established rear garden is mostly laid to lawn with a patio to the fore. There are shrub borders 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.



Total area: approx. 106.1 sq. metres (1141.9 sq. feet)

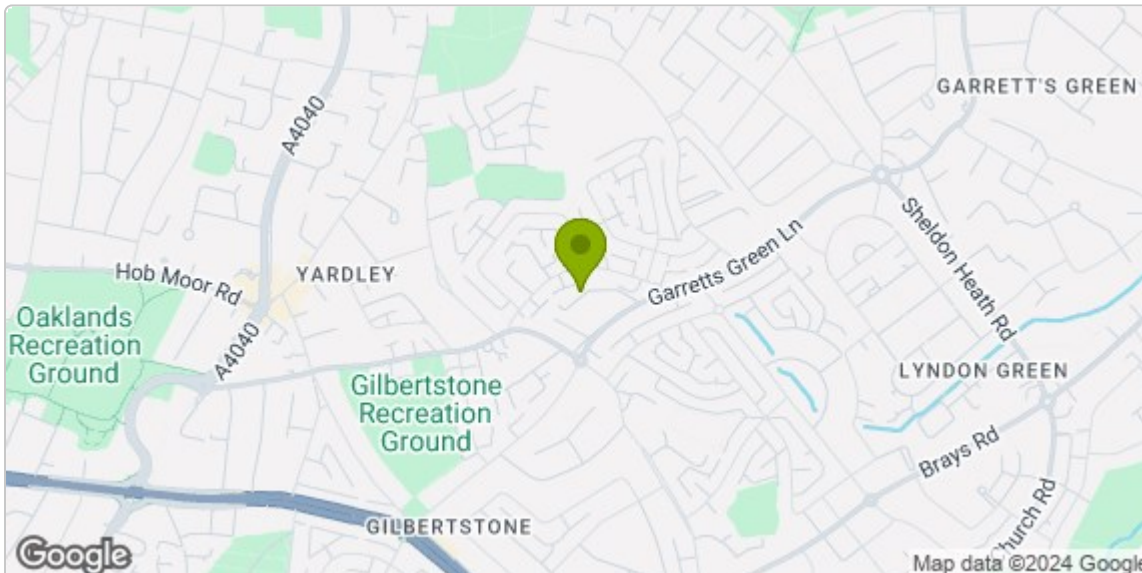
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
57 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>		61
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	