



# Barrows Lane, Yardley

**£325,000**

- LARGER STYLE, EXTENDED SEMI DETACHED HOUSE
- DINING ROOM & EXTENDED LOUNGE
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR RE FITTED BATHROOM
- DRIVEWAY & SIDE GARAGE
- PORCH & OPEN PLAN HALL
- EXTENDED BREAKFAST KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GREAT SIZE REAR GARDEN

A larger style, extended semi detached house on a sought after road in Yardley. This lovely property will make the perfect family home with it's spacious rooms and has lots of scope for further extension (STPP). In a great location near to a good range of shops, schools and facilities and comprising: enclosed porch, open plan hallway, dining room, extended lounge, extended breakfast kitchen and shower room to the ground floor. Upstairs there are three bedrooms and a re fitted four piece bathroom. Further benefiting from central heating, double glazing, larger driveway, side garage and great size rear garden.

**FRONT**

Of road parking for multiple vehicles and a lawned front garden with access to the side garage and hardwood glazed doors to:-

**ENCLOSED PORCH**

Wall light, tiled floor and a hardwood opaque glazed door to:-

**ENTRANCE HALL**

Stairs to the first floor, opaque double glazed windows to the front, ceiling light point, doors to the rear reception rooms and kitchen and opening onto:-

**DINING ROOM**

**12'4 max x 14'1 to bay (3.76m max x 4.29m to bay)**



Double glazed bay window to the front, radiator, brick fireplace, laminate wood flooring, power and light points

**EXTENDED LOUNGE**

**11'7 max x 20'4 (3.53m max x 6.20m)**



Double glazed patio doors to the rear garden, radiator, gas marble fireplace, power and light points

**EXTENDED BREAKFAST KITCHEN**

**16' max x 10'10 max (I shaped room) (4.88m max x 3.30m max (I shaped room))**



Fitted with a good range of eye level, drawer and base units with a work surface over incorporating a stainless steel double sink and drainer with mixer tap and tiling to splash prone areas. Fitted double electric oven/grill, inset ceramic hob with an extractor hood over, breakfast bar, double glazed window to the rear, radiator, tiled floor, power and light points and door to:-

**LOBBY**

UPVC opaque double glazed door to the rear garden, tiled floor, ceiling light points and doors to:-

**GROUND FLOOR SHOWER ROOM**

**3'5 x 8'1 (1.04m x 2.46m)**

Fitted with a shower tray with a mixer shower, pedestal sink and a low level flush WC. Tiling to a full height, sky light and ceiling light points

**SIDE GARAGE**

**7'3 x 19'4 (2.21m x 5.89m)**

With metal doors onto the driveway, space and plumbing for appliances, power and light points

### LANDING

Opaque double glazed window to the side, ceiling light point and doors to:-

### BEDROOM ONE

11'7 into wardrobes x 14'8 to bay (3.53m into wardrobes x 4.47m to bay)



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

### BEDROOM TWO

10'9 max x 14'2 to bay (3.28m max x 4.32m to bay)



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

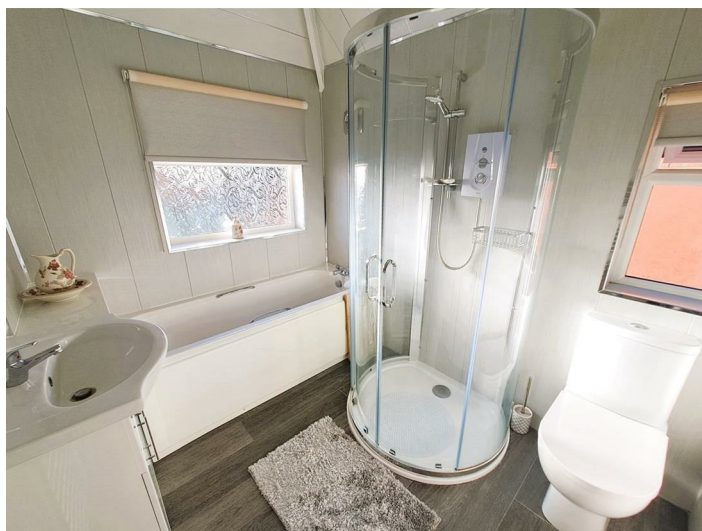
### BEDROOM THREE

6'8 x 8'4 (2.03m x 2.54m)

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

### RE FITTED BATHROOM

6'4 x 8'6 (1.93m x 2.59m)



Re fitted with a paneled bath, shower cubicle with an electric shower, vanity sink and a low level flush WC. Aqua paneling throughout, opaque double glazed windows to the front and side, heated towel rail, ceiling light point and loft access

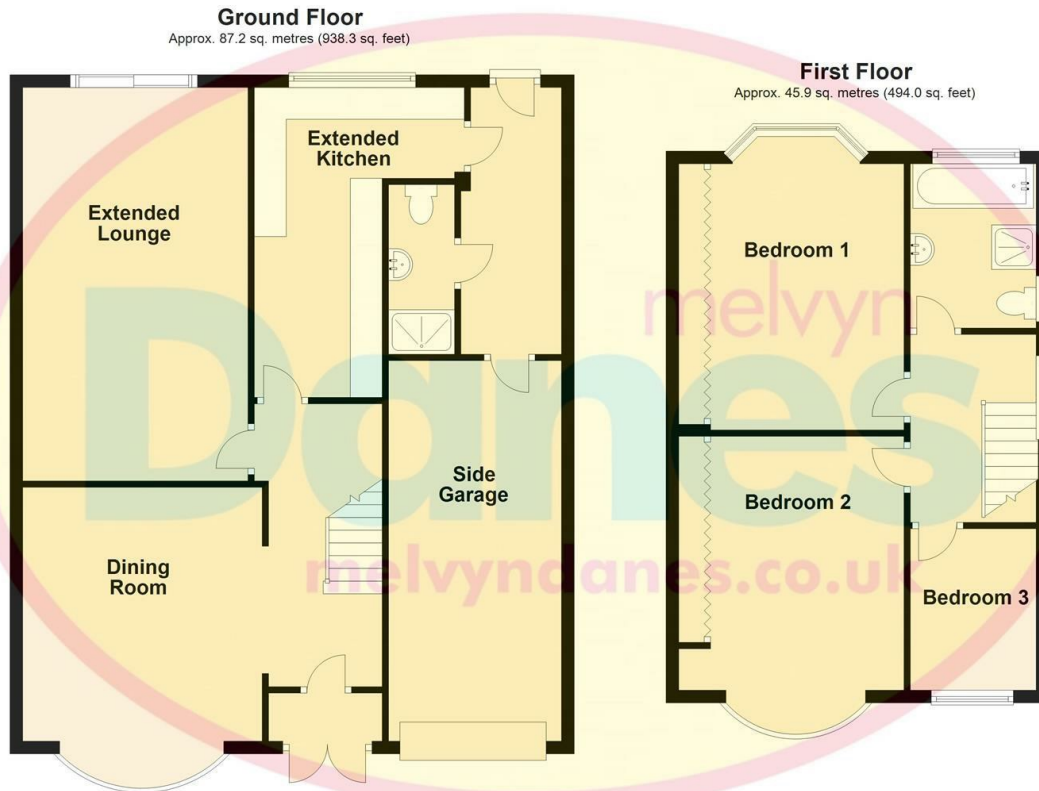
### REAR GARDEN



This good sized rear garden is mostly laid to lawn with a patio to the fore. There are flower and 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. 133.1 sq. metres (1432.3 sq. feet)

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

**COUNCIL TAX BAND:** D

**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:**  
119 Barrows Lane Yardley  
Birmingham B26 1SE

**Council Tax Band:** D

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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	
	2002/91/EC	