



# Vibart Road, Yardley

**£300,000**

- EXTENDED SEMI DETACHED HOUSE
- GUEST WC
- EXTENDED KITCHEN
- FIRST FLOOR BATHROOM
- LOW MAINTENANCE REAR GARDEN
- PORCH & ENTRANCE HALL
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & DOUBLE GARAGE

A beautifully presented and extended, larger style semi detached house on a desirable road in Yardley. This lovely property is ready to move into with no works required and is located on a most sought after road. Comprising enclosed porch, entrance hall, guest WC, lounge, dining room and extended kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, rear double garage and low maintenance rear garden.

### FRONT

Off road parking via an imprint concrete and tarmacadam driveway and access to a composite opaque double glazed door to:-

### ENCLOSED PORCH

Double glazed windows to the front, wall light and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the a storage cupboard, radiator, laminate flooring, power and light points and doors to:-

### GUEST WC

Fitted with a low level flush W.C and guest wash hand basin. Opaque double glazed window to side, tiling to a full height throughout, tiled flooring and wall light

### LOUNGE

**10'7 x 14'9 (3.23m x 4.50m)**



Double glazed bay window to the front, radiator, laminate flooring, power and light points and hardwood doors to:-

### DINING ROOM

**10'11 x 14'6 (3.33m x 4.42m)**



Double glazed French doors to the rear garden, double glazed windows to the rear, radiator, marble fireplace with an electric fire, power and light points

### EXTENDED KITCHEN

**6'5 x 15'9 (1.96m x 4.80m)**



Fitted with a selection of eye level base and drawer units with a work surface and splash back incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated microwave oven. Space and plumbing for a gas range cooker with glass splash back and extractor hood over. Space and plumbing for further appliances. Double glazed window to the rear, double glazed door to the rear garden, Karndean flooring, ceiling spotlights and power points.

### LANDING

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



**BEDROOM ONE**  
**10'7 x 14'9 to bay (3.23m x 4.50m to bay)**



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

**BEDROOM TWO**  
**9'10 x 14'1 to bay (3.00m x 4.29m to bay)**



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

**BEDROOM THREE**  
**6'11 x 7'8 (2.11m x 2.34m)**

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

**BATHROOM**  
**6'6 x 8'3 (1.98m x 2.51m)**



Fitted with a shower bath with waterfall shower over and glazed shower screen, vanity sink and low level flush WC. Opaque double glazed windows to the front and side, heated towel rail, tiling to full height throughout, ceramic tiled floor and ceiling spotlights

**REAR GARDEN**



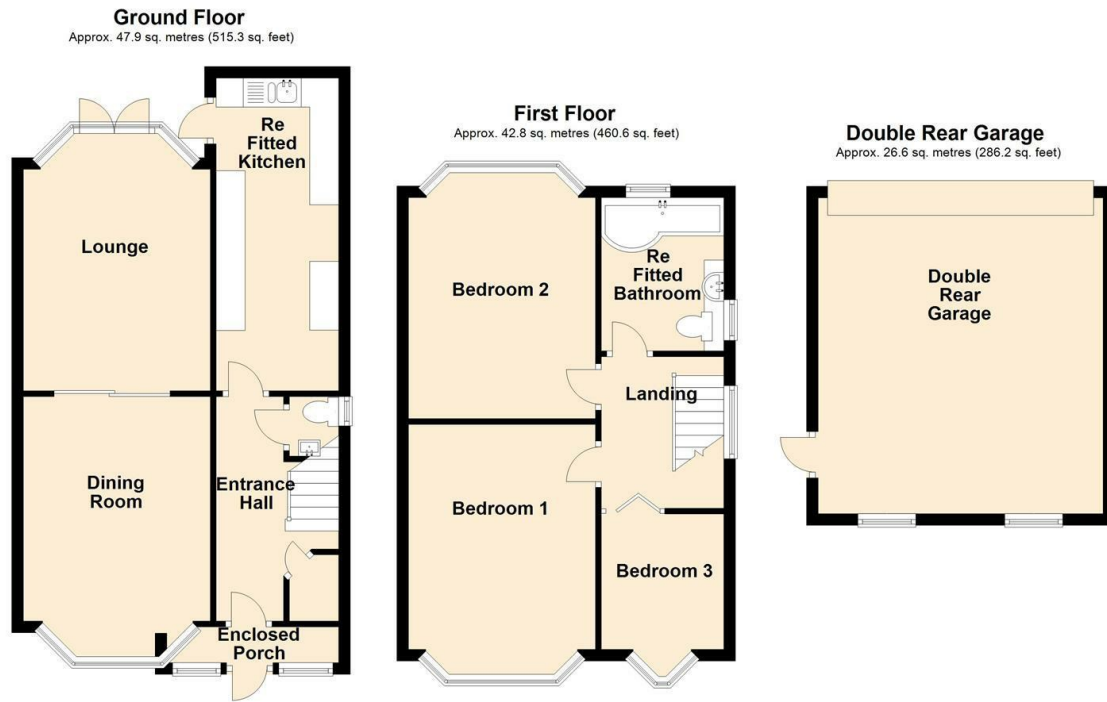
An easy to maintain block paved garden with an inset pond, fencing to perimeters, gated access to side, further gate access to rear driveway and door into;

**REAR DOUBLE GARAGE**  
**16'1 x 17'9 (4.90m x 5.41m)**

Garage doors opening on to the rear driveway, two single glazed windows, power points 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. 117.2 sq. metres (1262.0 sq. feet)

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

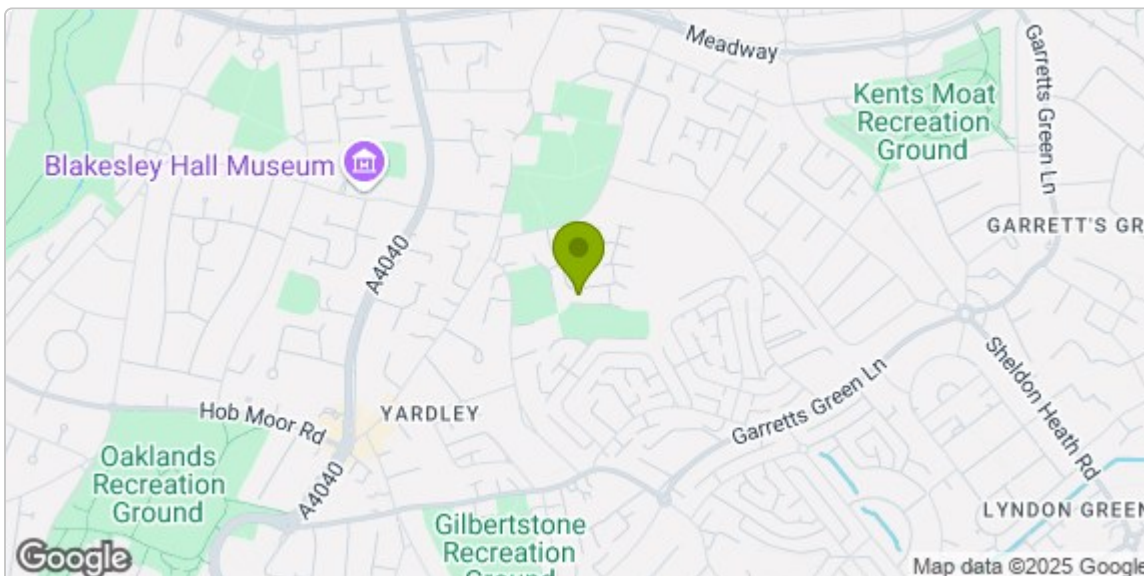
**BROADBAND:** We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 09/01/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 09/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



**Full Postal Address:**  
65 Vibart Road Yardley  
Birmingham B26 2AB

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	