



# Church Road, Yardley

## £320,000

- BEAUTIFULLY PRESENTED
- CONVENIENT LOCATION
- OPEN PLAN KITCHEN & DINING ROOM
- 5 BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- DOUBLE FRONTED MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- UTILITY AREA & W.C
- FIRST FLOOR SHOWER ROOM
- FRONT & REAR GARDENS

Don't miss out on this beautifully presented and well maintained FIVE BEDROOM family home,! You really need to view it to fully appreciate the size and all that this house has to offer! A double fronted mid terraced property which is conveniently located on local bus routes as well as being in walking distance to local shops, parks and schools. It briefly comprises; entrance hall, snug, lounge opening on to the dining room which opens onto the fully fitted kitchen (perfect for entertaining) and utility/W.C to the ground floor. The ground floor has ramps throughout making it mostly accessible to a wheelchair user or person with walking difficulties. On the first floor you will find four double bedrooms as well as a fifth room which can be used as a further bedroom/nursery or even as office space, a shower room and plenty of storage space. The property has the benefits of central heating and double glazing throughout as well as a well maintained rear garden.

### FRONT

Being set back from the road with paved, ramped foregarden with handrails and door into;

### ENTRANCE HALL

Having ceiling light point and doors into;

### SNUG

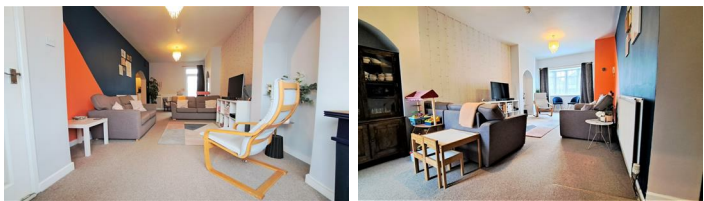
**12'1 x 11'5 max (3.68m x 3.48m max)**



Having a double glazed bow window to the front, central heating radiator, ceiling light and power points and door into the dining room.

### LOUNGE

**11'10 x 28'8 (3.61m x 8.74m)**



Having a double glazed bow window to the front and double glazed door to the rear garden, central heating radiators, ceiling light points, power points and opening into;

### DINING ROOM

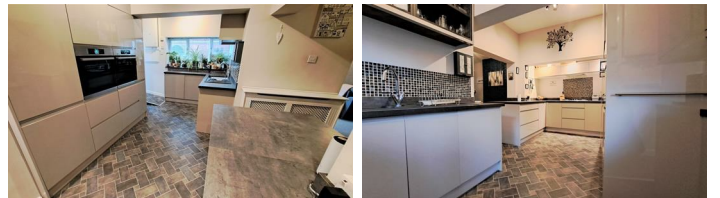
**14'3 max x 11'5 (4.34m max x 3.48m)**



Having a central heating radiator, ceiling light and power points, stairs to the first floor, door leading into the snug and opening to;

### RE FITTED KITCHEN

**15'11 x 8'10 (4.85m x 2.69m)**



A beautiful, re fitted kitchen which comprises; a selection of gloss wall, drawer and base units with complimentary worktops over incorporating a one and a half bowl and drainer unit with mixer tap over and tiling to splash prone areas. Inset five ring gas hob with extractor hood above, Bosch double oven featuring multiple functions including steam oven and plate warming drawer, integrated appliances including; dishwasher and full height fridge freezer. Double glaze window to side, ceiling light point and ramped access to;

### LOBBY

**6'11 x 2'4 (2.11m x 0.71m)**

Double glazed window to the rear, double glazed door to the rear garden, ceiling light point and door into;

### UTILITY/W.C

**8'10 x 6'8 (2.69m x 2.03m)**

Having an opaque double glazed window to the side, central heating radiator, worktop with stainless steel sink unit with tap over, space and plumbing for washing machine and tumble dryer, tiling to half height throughout, ow level flush W.C, ceiling light and power points.

### LANDING

Having ceiling light points, large airing cupboard and doors leading to;



**BEDROOM ONE**  
**12'10 x 12'3 (3.91m x 3.73m)**



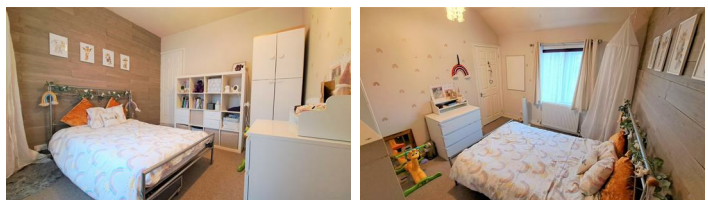
Having UPVC double glazed window to the front, central heating radiator, ceiling light and power points.

**BEDROOM TWO**  
**11'5 x 12'3 (3.48m x 3.73m)**



Having UPVC double glazed window to the front, central heating radiator, ceiling light and power points.

**BEDROOM THREE**  
**11'4 x 10'2 (3.45m x 3.10m)**



Having UPVC double glazed window to the rear, central heating radiator, storage cupboard, ceiling light and power points.

**BEDROOM FOUR**  
**11'3 x 11'5 (3.43m x 3.48m)**



Having UPVC double glazed window to the rear, central heating radiator, ceiling light and power points and door leading to;

**STUDY/BEDROOM FIVE**  
**9'7 x 6' (2.92m x 1.83m)**

Having UPVC double glazed window to the rear, central heating radiator, ceiling light and power points.

**SHOWER ROOM**  
**9'7 x 6' (2.92m x 1.83m)**



Being fitted with a three-piece suite comprising; enclosed, corner shower unit with electric shower over, vanity unit with inset wash hand basin and W.C. Opaque double glazed window to the rear, central heating radiator and tiling to splash prone areas.

**REAR GARDEN**



Having a patio area to the forefront, leading to a mainly laid to lawn area with raised flower beds to either side, access to both a wooden shed and a brick built storage area. Fencing to perimeters and gated rear tradesman access.

## 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.



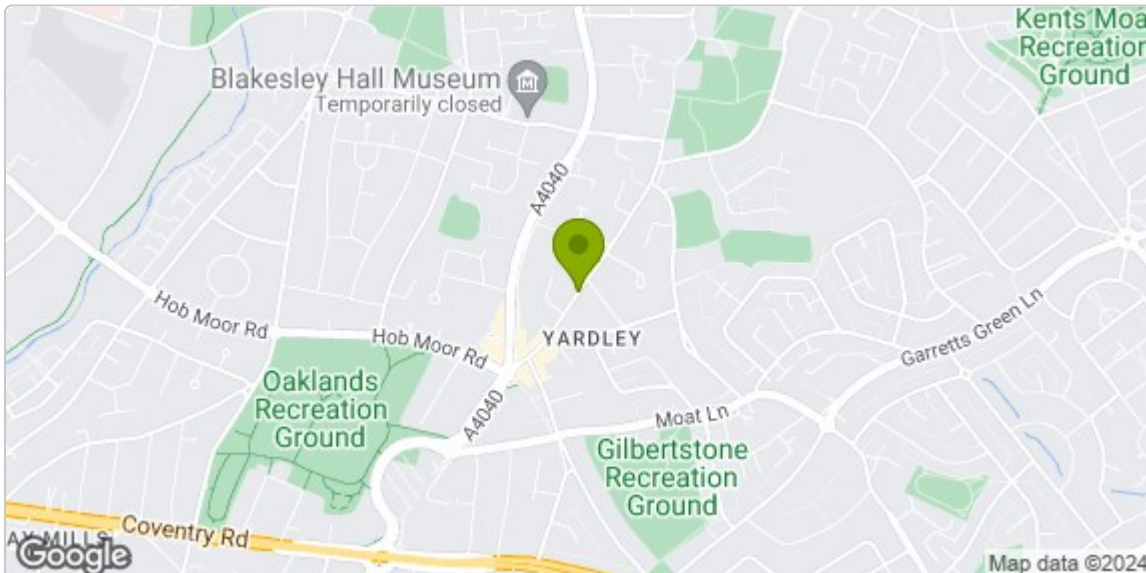
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** A

**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:**  
208-210 Church Road Yardley  
Birmingham B25 8UT

**Council Tax Band:** A

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	74
(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	