



# Ollerton Road, Yardley

## Offers Around £285,000

- EXTENDED SEMI DETACHED HOUSE
- DINING ROOM
- EXTENDED KITCHEN
- FOUR PIECE BATHROOM
- DRIVEWAY
- PORCH & ENTRANCE HALL
- EXTENDED LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GOOD SIZE REAR GARDEN



A very well presented, extended semi detached house on one of Yardley's most sought after roads. This beautiful property is the perfect family home and is in a superb location near to a good range of shops, schools, facilities and transport links. Comprising enclosed porch, entrance hall, dining room, extended lounge and extended kitchen to the ground floor. Upstairs there are three bedrooms and an extended four piece bathroom. Further benefiting from central heating, double glazing, driveway and good size rear garden with a summer house.

### FRONT

Off road parking via a block paved driveway and access to a UPVC double glazed door to:-

### ENCLOSED PORCH

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

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs cupboard, radiator, LVT flooring, power and light points and doors to:-

### DINING ROOM

**12' max x 14'5 to bay (3.66m max x 4.39m to bay)**



Double glazed bay window to the front, radiator, fireplace with an electric fire, LVT flooring, power and light points and hardwood doors to:-

### EXTENDED LOUNGE

**12' max x 17' (3.66m max x 5.18m)**



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

### EXTENDED KITCHEN

**7'4 x 11'2 (2.24m x 3.40m)**



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, inset gas hob with an extractor hood over and integrated appliances to include fridge, freezer and washing machine. UPVC opaque double glazed door to the side of the property, double glazed window to the rear, tiled floor, power and light points

### LANDING

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



**BEDROOM ONE**  
12' max x 12'5 (3.66m max x 3.78m)



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

**BEDROOM TWO**  
12' max x 11'5 (3.66m max x 3.48m)



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

**BEDROOM THREE**  
7'5 x 9'5 (2.26m x 2.87m)

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

**EXTENDED BATHROOM**  
7'4 x 11'2 max (2.24m x 3.40m max)



The bathroom is fitted with a spa bath with a shower attachment, shower cubicle with a bar shower, pedestal sink and a low level flush WC. Tiling and aqua paneling to a full height throughout, opaque double glazed window to the rear, radiator, laminate flooring and ceiling light point

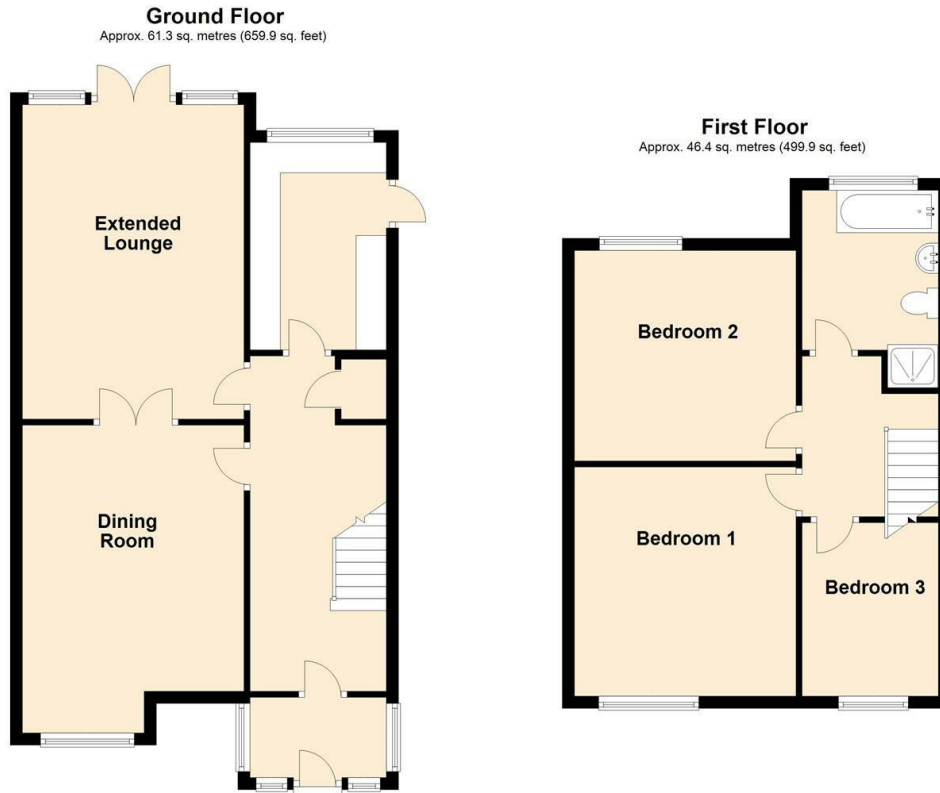
**REAR GARDEN**



This good size rear garden is mostly laid to lawn with a patio to the fore. There are flower and shrub borders,, a timber summer house, fence and hedging to the perimeters and a gated access leading to the front of the property.

## 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.



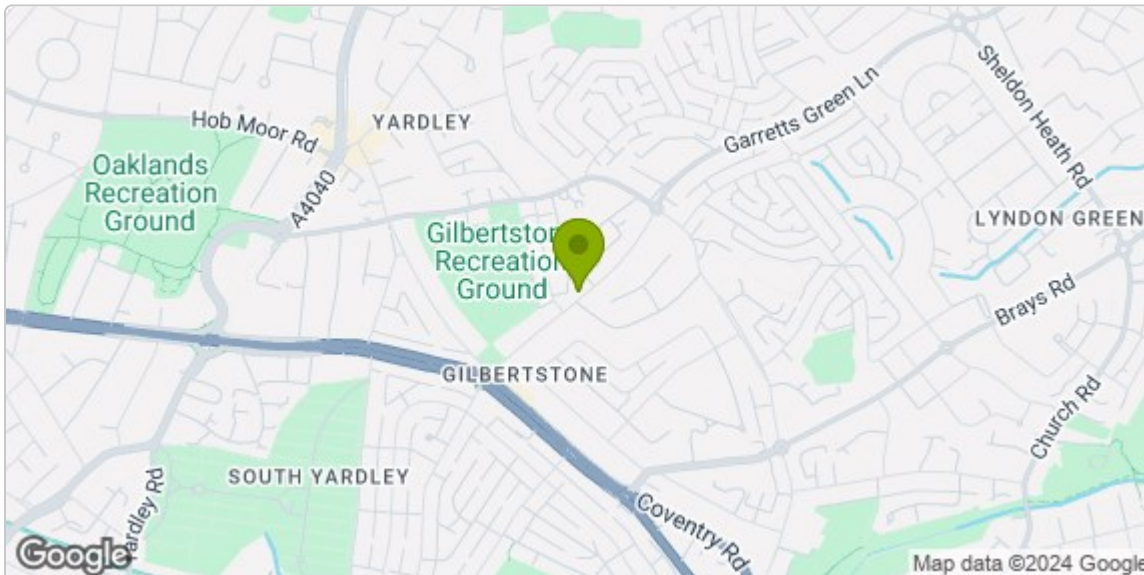
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** 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:**  
6 Ollerton Road Yardley  
Birmingham B26 1PN

**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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	