

# Lily Road, Yardley

## Offers Over £200,000

- STUNNING MID TERRACED HOUSE
- LOUNGE & DINING ROOM
- GUEST WC
- RE FITTED SHOWER ROOM
- DOUBLE GLAZING
- ENTRANCE HALL
- KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING
- FORE GARDEN & REAR GARDEN

A beautifully presented mid terraced house on a popular road in Yardley. This stunning home retains many original features and is ready to move into with no works required. In a great location with a good range of shops, schools, facilities and transport links on the doorstep. Comprising, entrance hall, dining room, lounge, kitchen and guest WC to the ground floor. Upstairs there are three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, fore garden and rear garden.

### FORE GARDEN

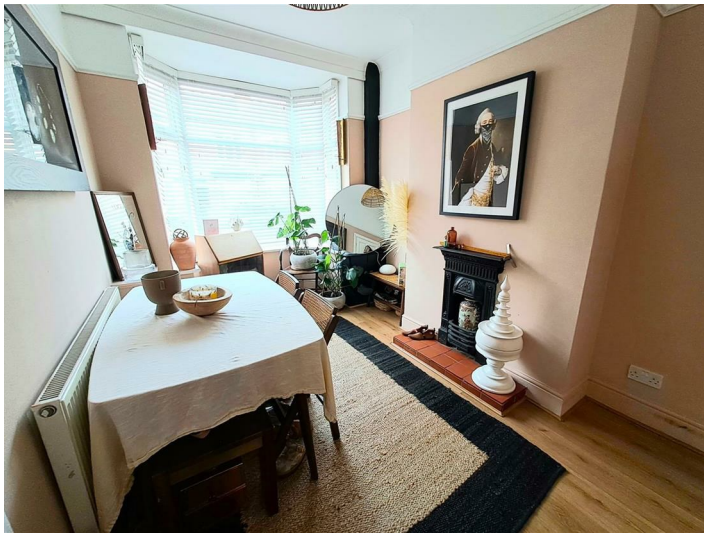
The fore garden has slate chippings, walls to the perimeter and access to a composite opaque double glazed door to:-

### ENTRANCE HALL

Mintern style tiled floor, radiator, ceiling light point and doors to:-

### DINING ROOM

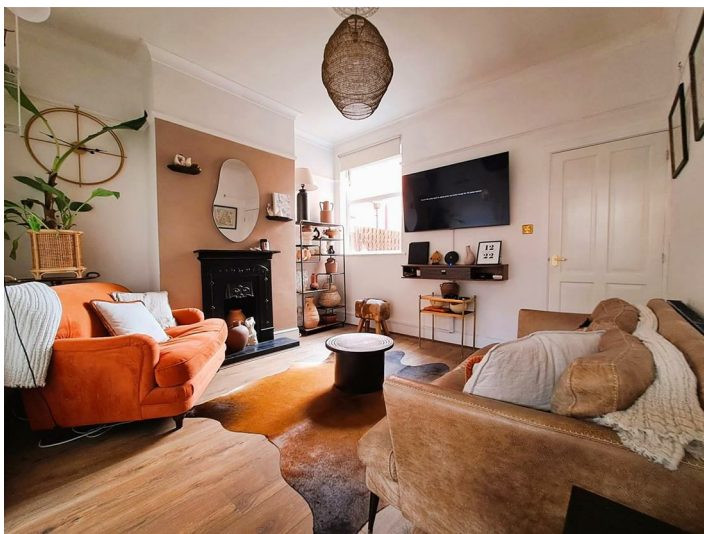
8'10 max x 14'2 to bay (2.69m max x 4.32m to bay)



Double glazed bay window to the front, radiator, cast iron fireplace with a tiled hearth, laminate flooring, power and light points

### LOUNGE

12'2 max x 11'3 (3.71m max x 3.43m)



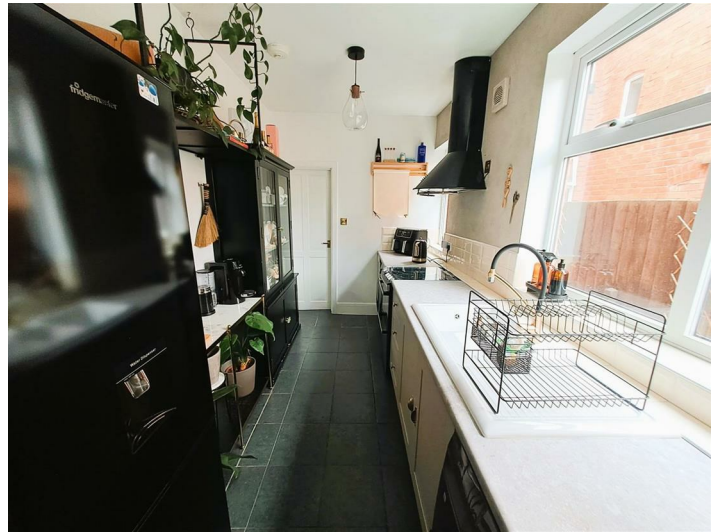
Double glazed window to the rear, radiator, cast iron fireplace with a tiled hearth, laminate flooring, power and light points and door to:-

### INNER LOBBY

Stairs to the first floor, door to the under stairs storage cupboard, radiator, tiled floor, ceiling light point and door to:-

### KITCHEN

6'9 x 14'7 (2.06m x 4.45m)



Fitted with a range of units and drawers with a work surface over incorporating a ceramic one and a half bowl sink/drainer with mixer tap and metro style tiling to splash prone areas. Space and plumbing for appliances, cooker hood, wall mounted boiler (concealed in a cupboard), two double glazed windows to the side, radiator, tiled floor, power and light points and door to:-

### OUTER LOBBY

UPVC double glazed door to the rear garden, radiator, tiled floor, ceiling light point and door to:-

### GUEST WC

Fitted with a low level flush WC and a guest sink. Opaque double glazed window to the side, radiator, tiled floor and wall light

### LANDING

Double glazed window to the side, loft access, radiator, ceiling light point and doors to:-

### BEDROOM ONE

12'2 max x 11'3 (3.71m max x 3.43m)



Double glazed window to the front, radiator, cast iron fireplace with a tiled hearth, power and light points

**BEDROOM TWO**  
**9'2 max x 11'3 (2.79m max x 3.43m)**

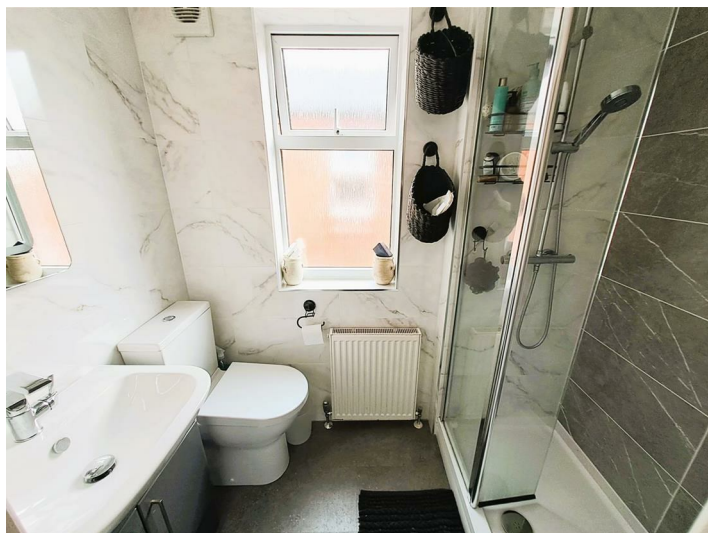


Double glazed window to the rear, radiator, power and light points

**BEDROOM THREE**  
**6'10 max x 7'5 max (2.08m max x 2.26m max)**

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

**RE FITTED SHOWER ROOM**  
**4' x 6'10 (1.22m x 2.08m)**



Recently re fitted with a walk in shower cubicle with 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 side, radiator, laminate flooring, extractor fan and ceiling light point

**REAR GARDEN**



The rear garden has a patio to the fore and a lawned section. There are shrub borders, slate chippings, fence and hedging to the perimeters and a timber storage shed.

# 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:**  
81 Lily Road Yardley  
Birmingham B26 1TE

**Council Tax Band:** A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not energy efficient - higher running costs	(1-20)	<b>G</b>	
England & Wales		EU Directive 2002/91/EC	