



Coventry Road, Yardley

Offers Over £260,000

- SEMI DETACHED HOUSE - NO ONWARD CHAIN
- FRONT RECEPTION ROOM
- SUN ROOM
- THREE BEDROOMS
- DRIVEWAY & SIDE GARAGE
- POTENTIAL TO EXTEND - SUBJECT TO PLANNING PERMISSION
- KITCHEN/DINER
- SHOWER ROOM & BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

NO ONWARD CHAIN. A beautifully presented semi detached house on a popular road on the borders of Yardley/Sheldon. This stunning property is located near to a good range of shops, facilities and transport links, it's ready to move into and has scope to extend over the garage (STPP). Comprising enclosed porch, entrance hall, front reception room, kitchen/diner, sun lounge and shower room to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, side garage and rear garden.

FRONT

Off road parking via a paved driveway and graveled front garden with walls to the perimeter and access to a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and side, wall light and a hardwood semi opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, wooden flooring, power and light points, opening onto the kitchen/diner and door to:-

FRONT RECEPTION

11'2 x 13' to bay (3.40m x 3.96m to bay)



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

KITCHEN/DINER

16'10 max x 11'4 max to bay (5.13m max x 3.45m max to bay)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and metro style tiling to splash prone areas. Integrated fridge and freezer and a fitted electric oven with an inset ceramic hob over. Double glazed bay window to the rear, radiator, wooden flooring, power and light points and door to:-

CONSERVATORY

16'9 x 6'6 (5.11m x 1.98m)



UPVC double glazed door to the rear garden, double glazed windows to the rear, radiator, power and light points and door to:-

SHOWER ROOM

Fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height, opaque single glazed window to the rear, heated towel rail, tiled floor and ceiling light point

LANDING

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

BEDROOM ONE

11'2 x 13' to bay (3.40m x 3.96m to bay)



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

BEDROOM TWO

10'8 x 14' to bay (3.25m x 4.27m to bay)



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

BEDROOM THREE

6'11 x 5'5 (2.11m x 1.65m)

Double glazed window to the front, radiator and light points

BATHROOM

7'10 x 5'10 (2.39m x 1.78m)



Fitted with an L shaped bath with a bar shower over with a rainfall shower head, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, traditional heated towel rail with radiator, airing cupboard housing the boiler, tiled floor and ceiling light point

SIDE GARAGE

29'9 x 6'6 (9.07m x 1.98m)

With a metal up and over door onto the driveway, space and plumbing for appliances, power and light points and door to:-

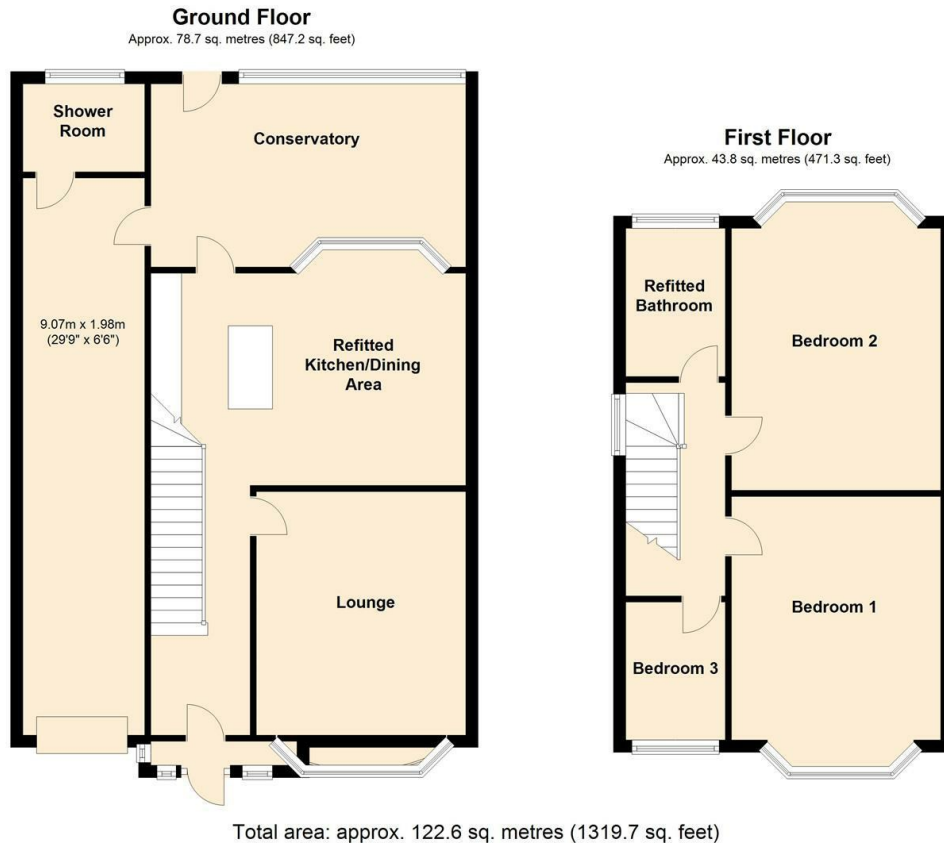
REAR GARDEN



The rear garden is laid to lawn with a patio to the fore and rear. There are shrub borders and fence and hedging 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.



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:
1850 Coventry Road Yardley
Birmingham B26 1PA

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC