



# Barrows Lane, Yardley

**£315,000**

- LARGER STYLE SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN
- BATHROOM & SEPARATE WC
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING WHERE SPECIFIED
- SIDE GARAGE & LARGE DRIVEWAY

A larger style semi detached house with huge scope to extend (STPP) and benefiting from no onward chain. This superb property is the perfect blank canvas to make your own and is located on one of Yardley's most sought after roads. Comprising porch, entrance hall, two separate reception rooms and kitchen to the ground floor. Upstairs there are three bedrooms, the bathroom and a separate WC. Further benefiting from central heating and partial double glazing (both where specified), gardens to the front and rear, large driveway, side garage and good sized rear garden.

### FRONT

Off road parking for multiple vehicles and access to the side garage. There is also a lawned front garden with flower and shrub borders and access to a hardwood glazed door to:-

### PORCH

Fuse box and the original stained glass door to:-

### ENTRANCE HALL

Original stained glass windows to the front, stairs to the first floor, door to the under stairs storage cupboard, radiator, power and light points and doors to:-

### RECEPTION ROOM ONE

**12'5 max x 13'5 to bay (3.78m max x 4.09m to bay)**



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

### RECEPTION ROOM TWO

**11'8 max x 14'11 to bay (3.56m max x 4.55m to bay)**



Single glazed windows to the rear, radiator, fireplace, power and light points

### KITCHEN

**6'8 x 11' (2.03m x 3.35m)**



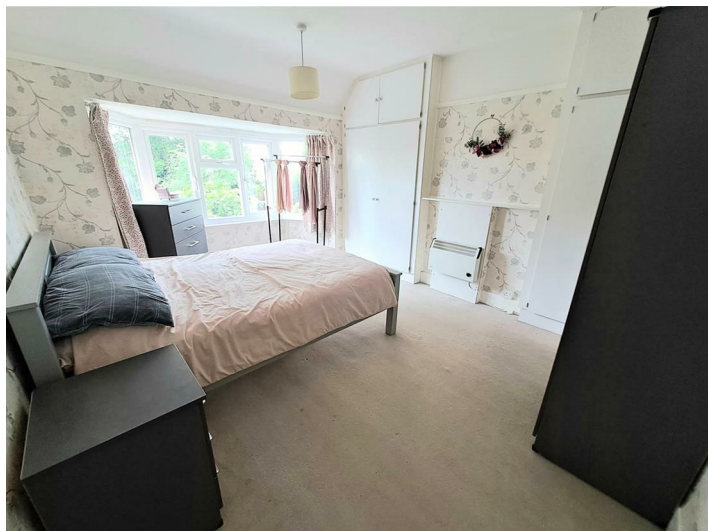
Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, inset gas hob with an extractor hood over and space and plumbing for other appliances. Double glazed window to the rear, hardwood glazed door to the rear garden, radiator, tiled floor, power and light points

### LANDING

Original stained glass window to the side, loft access, power and light points and doors to:-

### **BEDROOM ONE**

**10'8 min x 14'9 to bay (3.25m min x 4.50m to bay)**



Double glazed window to the rear, wall mounted electric heater, fitted wardrobes, power and light points

### **BEDROOM TWO**

**11'9 max x 14'1 to bay (3.58m max x 4.29m to bay)**



Single glazed bay window to the front, radiator, wall mounted electric heater, power and light points

### **BEDROOM THREE**

**6'8 x 7'9 (2.03m x 2.36m)**

Single glazed window to the front, power and light points

### **BATHROOM**

**6'8 max x 5'10 max (2.03m max x 1.78m max)**



Fitted with a bath with an electric shower over and a pedestal sink. Tiling to splash prone areas, opaque double glazed window to the rear, airing cupboard housing the boiler and ceiling light point

### **SEPARATE WC**

Fitted with a low level flush WC, opaque single glazed window to the side and ceiling light point

### **REAR GARDEN**



This good sized rear garden is mostly laid to lawn with shrub borders, fencing to the perimeters and door to:-

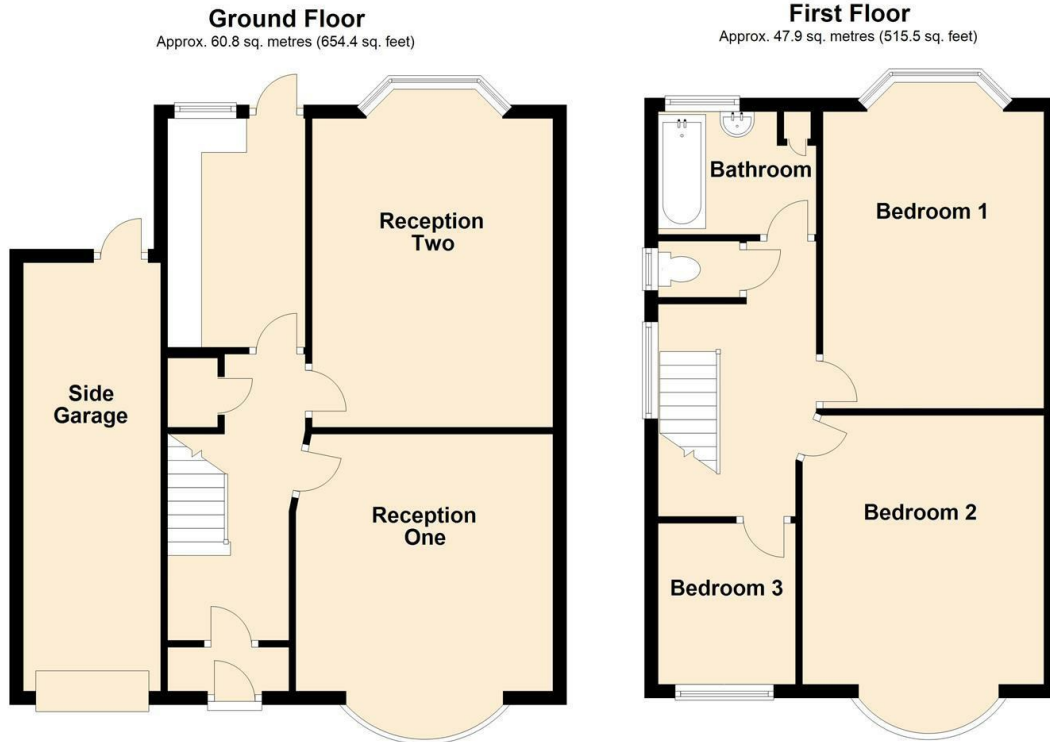
### **SIDE GARAGE**

**6'6 x 20'4 (1.98m x 6.20m)**

With timber doors opening onto the driveway and ceiling light point

## 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. 108.7 sq. metres (1169.9 sq. feet)

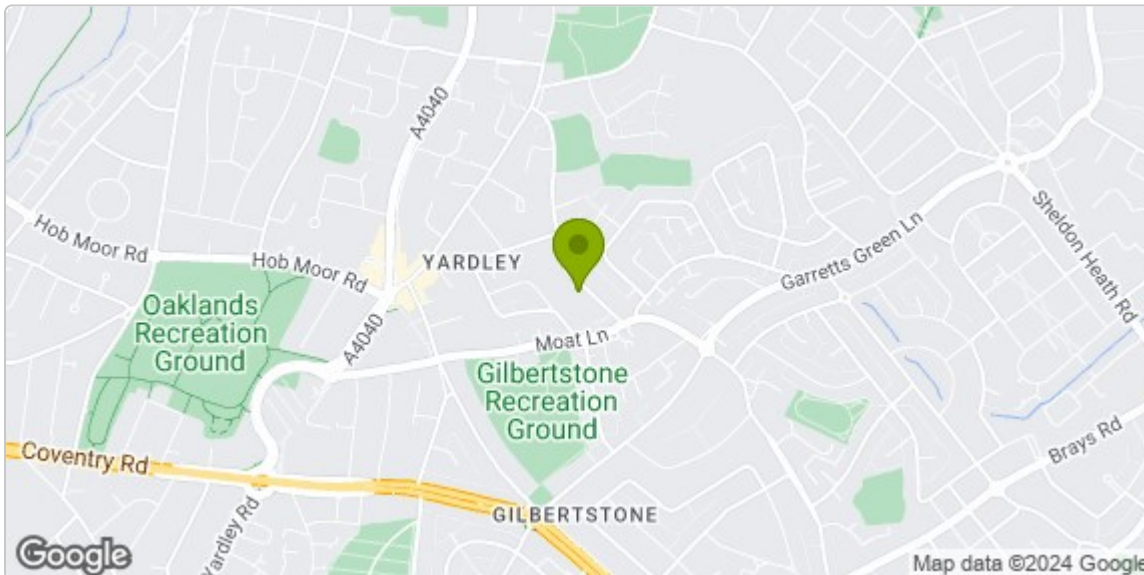
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** D

**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:**  
133 Barrows Lane Yardley  
Birmingham B26 1SE

**Council Tax Band:** D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 87        |
| (81-91) <b>B</b>                            |                         |           |
| (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 |           |