



Vera Road, Yardley

£300,000

- SEMI DETACHED HOUSE
- LOUNGE
- CONSERVATORY
- FIRST FLOOR BATHROOM
- DRIVEWAY
- PORCH & ENTRANCE HALL
- KITCHEN/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well presented, spacious semi detached house on a sought after road in Yardley. This lovely property will make the perfect family home and is in a great location near to shops, schools and transport links. Comprising porch, entrance hall, lounge, kitchen/diner and conservatory to the ground floor. Upstairs there are three bedrooms and the four piece bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

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

PORCH

Tiled floor and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage area, radiator, laminate flooring, power and light points and doors to:-

LOUNGE

11'8 max x 15'2 to bay (3.56m max x 4.62m to bay)



Double glazed bay window to the front, radiator, fireplace with a gas fire, laminate flooring, power and light points

KITCHEN/DINER



DINING ROOM

10'8 x 12'2 (3.25m x 3.71m)

Double glazed patio doors to the conservatory, radiator, laminate flooring, power and light points and opening onto:-

KITCHEN

8'3 x 8'9 (2.51m x 2.67m)

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/drainers with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, breakfast bar, double glazed window to the rear, laminate flooring, power and light points

LANDING

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

BEDROOM ONE

11'8 excl wardrobes x 15'2 to bay (3.56m excl wardrobes x 4.62m to bay)



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

BEDROOM TWO

10'9 x 12'2 (3.28m x 3.71m)



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

BEDROOM THREE

6'8 x 7'8 (2.03m x 2.34m)

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

FOUR PIECE BATHROOM 6'6 x 8'7 (1.98m x 2.62m)



The bathroom is fitted with a shower cubicle with a bar shower, bath, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, tiled floor, loft access and ceiling spotlights

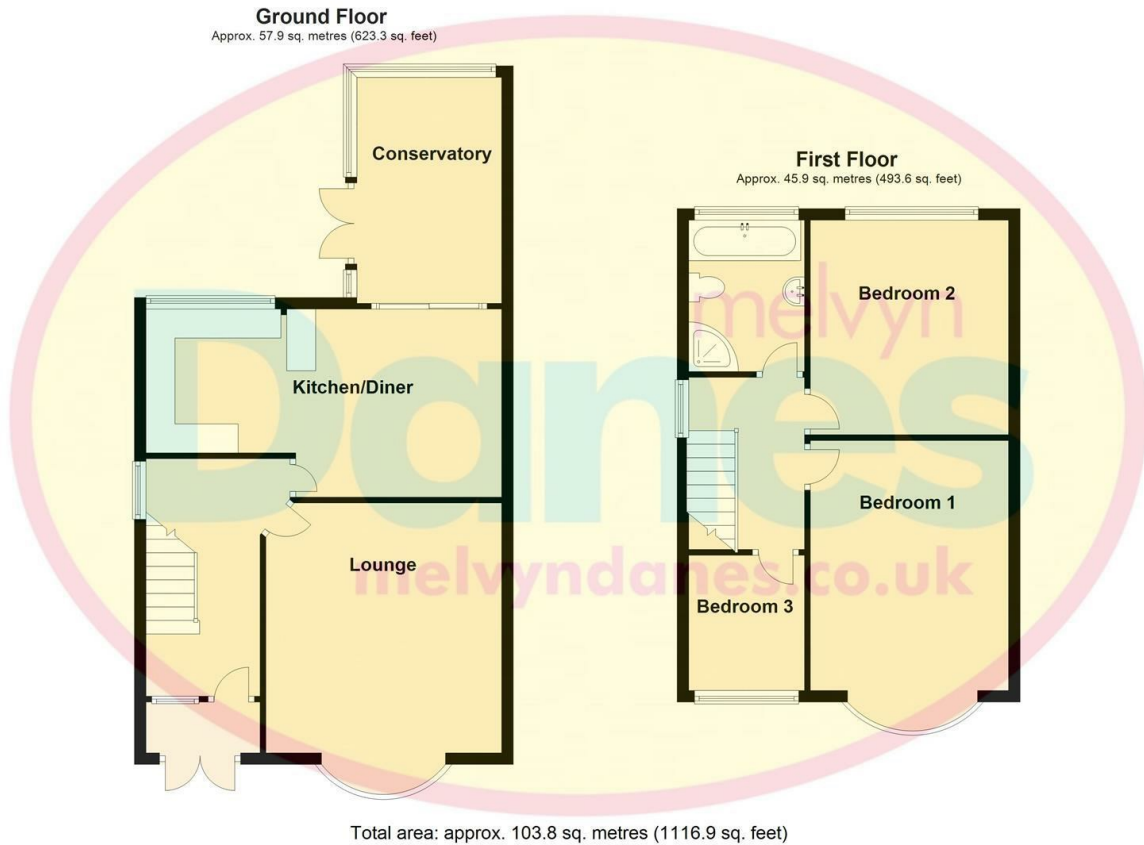
REAR GARDEN



the rear garden is mostly laid to lawn with a patio to the fore. There is a timber storage shed, a gated access leading to the front of the property and fencing 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:
59 Vera Road Yardley
Birmingham B26 1TX

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	