



Yew Tree Lane, Yardley

£225,000

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING
- GARDENS TO THE FRONT & REAR

A semi detached house on a sought after road with NO ONWARD CHAIN. This property is a complete blank canvas and would make the perfect first time purchase. In a great location near to a good range of shops, facilities and transport links and comprising: enclosed porch, entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, pleasant rear garden and rear garage.

FRONT

The front garden is laid to lawn with shrub borders and a path leading to a UPVC double glazed door to:-

PORCH

Double glazed windows to the front and sides, tiled floor and a hardwood glazed door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, ceiling light point and doors to:-

DINING ROOM

10'4 max x 12'5 to bay (3.15m max x 3.78m to bay)



Double glazed bay window to the front, radiator, power and light points and hardwood opaque glazed doors to:-

LOUNGE

10'6 max x 13'6 to bay (3.20m max x 4.11m to bay)



Double glazed patio doors to the rear garden, double glazed windows to the rear, radiator, gas fireplace (with a back boiler), power and light points

KITCHEN

5'10 x 11'2 (1.78m x 3.40m)

The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainers with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, extractor hood, serving hatch, double glazed window to the rear, radiator, power and light points and door to:-

COVERED SIDE PASSAGE

Door to the front, door to a storage cupboard and a door to the rear garden

LANDING

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

BEDROOM ONE

10'4 max x 13'3 max to bay (3.15m max x 4.04m max to bay)



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

BEDROOM TWO

10'4 max x 12'5 to bay (3.15m max x 3.78m to bay)



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

BEDROOM THREE

6' x 6'6 (1.83m x 1.98m)

Double glazed window to the front, radiator and ceiling light point

BATHROOM

6' max x 7'6 max (1.83m max x 2.29m max)



The bathroom is fitted with a paneled bath, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator, airing cupboard and ceiling light point

REAR GARDEN



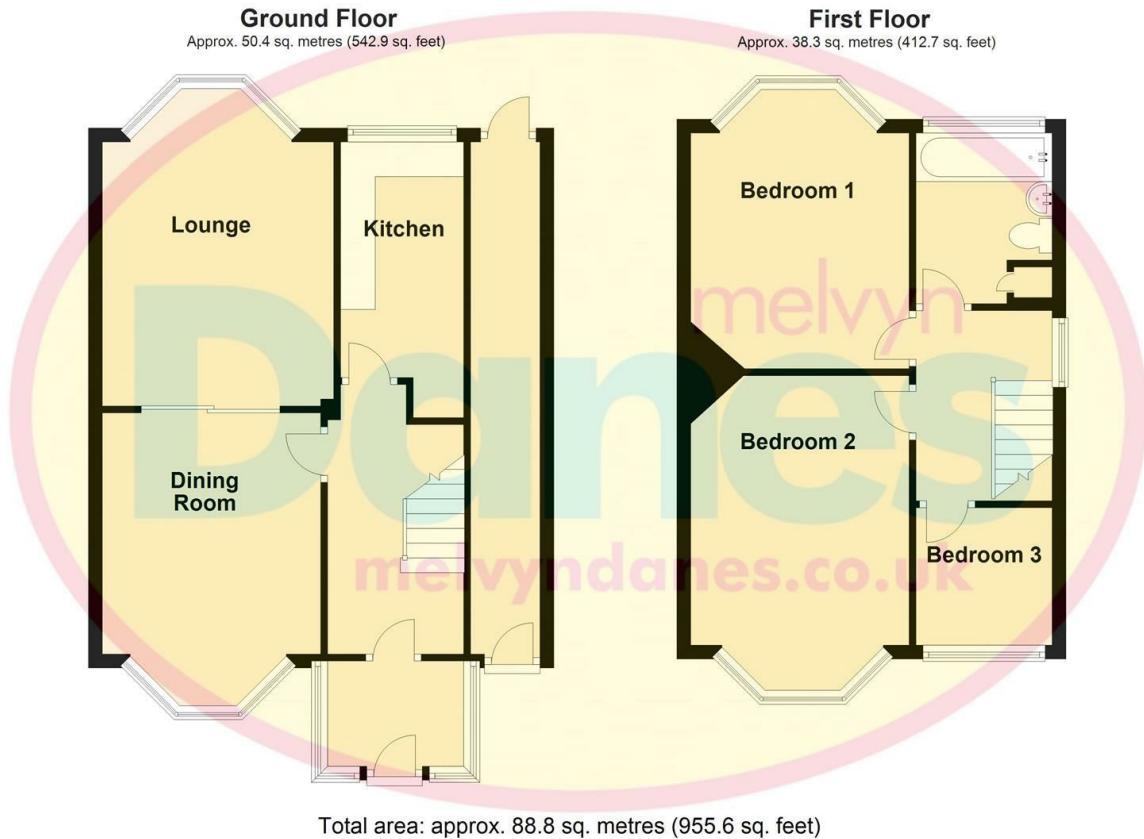
This established rear garden is mostly laid to lawn with a patio to the fore. There are numerous flower and shrub borders, fencing to the perimeters and access to:-

REAR GARAGE

In need of some repair with access to the security gated rear vehicular service road.

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:
116 Yew Tree Lane Yardley
Birmingham B26 1AU

Council Tax Band: C

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