

# Herondale Road, Yardley

## Offers Over £225,000

- SEMI DETACHED HOUSE
- ENCLOSED PORCH & ENTRANCE HALL
- KITCHEN
- SHOWER ROOM
- DRIVEWAY & NARROW SIDE GARAGE
- HUGE POTENTIAL & NO CHAIN
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A semi detached house with HUGE potential on a sought after road with no onward chain. This property is a complete blank canvas and is in a superb location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs there are three bedrooms and the shower room. Further benefiting from double glazing, central heating, driveway, narrow side garage and pleasant rear garden.

### FRONT

Off road parking via a concrete driveway and a lawned front garden with flower and shrub borders and access to a composite opaque double glazed to:-

### ENCLOSED PORCH

Opaque double glazed window to the side, ceiling light point and a hardwood opaque glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, meter cupboard, radiator, wall light, laminate flooring and doors to:-

### DINING ROOM

9'8 max x 12'4 to bay (2.95m max x 3.76m to bay)



Double glazed bay window to the front, radiator, laminate flooring, power and light points and opening onto:-

### LOUNGE

9'8 max x 12'10 (2.95m max x 3.91m)



UPVC double glazed French doors to the rear garden, radiator, laminate flooring, power and light points

### KITCHEN

5' max x 9'5 max (1.52m max x 2.87m max)



Eye level units with a work surface beneath incorporating a stainless steel sink/drain with a mixer tap. Double glazed window to the rear, power and light points and door to:-

### NARROW SIDE GARAGE

5'11 max x 21'5 (1.80m max x 6.53m)

Composite double glazed door to the front of the property, hardwood door to the rear garden and a single glazed window to the rear. Kitchen unit with a stainless steel sink/drain, space and plumbing for appliances, power and light points and door to:-

### GUEST WC

Fitted with a low level flush WC and a ceiling light point

### LANDING

opaque single glazed window to the side, loft access, wall light and doors to:-

**BEDROOM ONE**  
9'9 x 12'10 to bay (2.97m x 3.91m to bay)



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

**BEDROOM TWO**  
8'6 min x 12'4 to bay (2.59m min x 3.76m to bay)



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

**BEDROOM THREE**  
6'8 x 6'2 (2.03m x 1.88m)

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

**SHOWER ROOM**  
5'11 x 6'8 (1.80m x 2.03m)



Fitted with a shower tray with an electric shower over, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator and ceiling light point

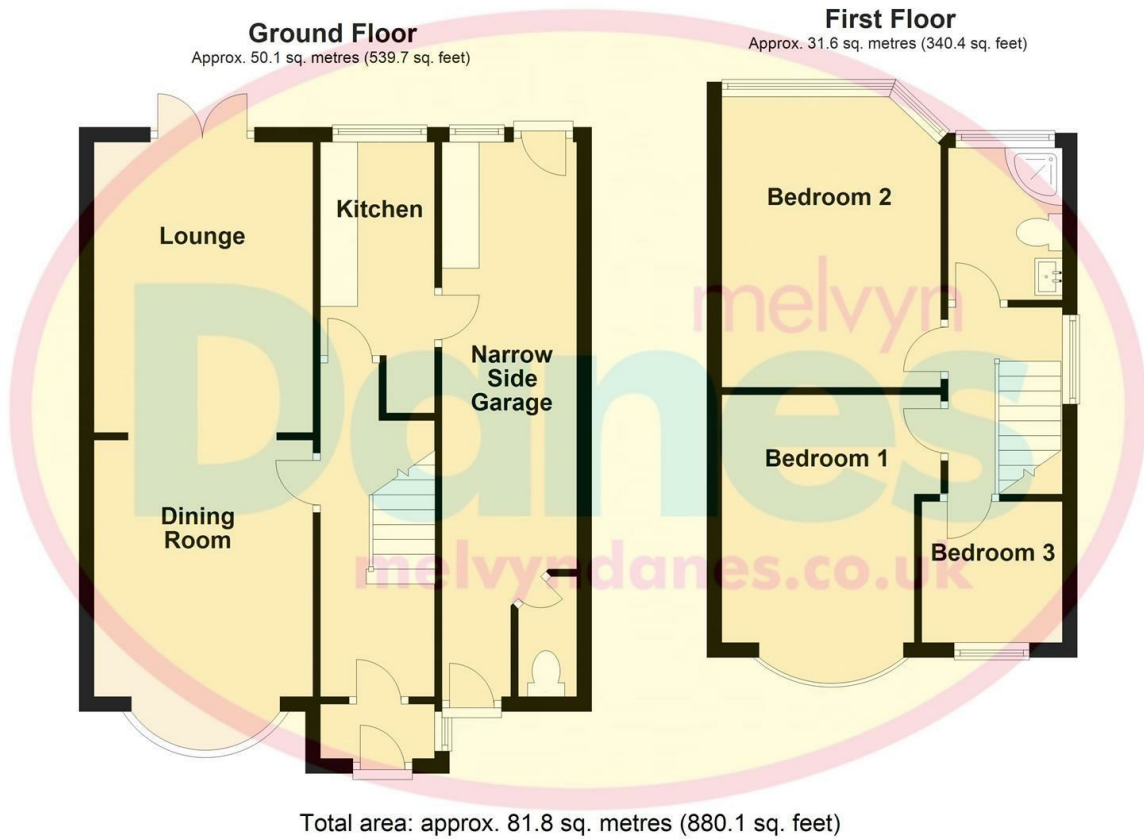
**PLEASANT REAR GARDEN**



The rear garden has a patio to the fore and a lawned section. There are numerous flower and shrub borders, a timber storage shed, fencing to the perimeters and a gated access to the rear.

## 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:** B

**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:**  
9 Herondale Road Yardley  
Birmingham B26 1NE

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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	