



Jephson Drive, Yardley

Offers Over £280,000

- STUNNING SEMI DETACHED HOUSE
- LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- INTEGRAL GARAGE
- ENTRANCE HALL
- RE FITTED KITCHEN
- RE FITTED BATHROOM
- DRIVEWAY
- PLEASANT REAR GARDEN

A beautifully presented semi detached chalet style house on a sought after road in Yardley. This lovely property has been improved to a very high standard by the current owners and is ready to move into with no works required. In a great location near to shops, schools and transport links and comprising: entrance hall, lounge/diner, re fitted kitchen and bedroom three (currently being used as a study) to the ground floor. Upstairs there are two double bedrooms and the re fitted bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and pleasant rear garden.

FRONT

Off road parking via a block paved driveway and a lawned front garden. Access to the integral garage and a UPVC opaque double glazed door to:-

ENTRANCE HALL

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

L SHAPED LOUNGE/DINER

20'2 max x 13'10 max (6.15m max x 4.22m max)



Double glazed window to the rear, UPVC double glazed French doors to the rear garden, radiator, electric fireplace, power and light points

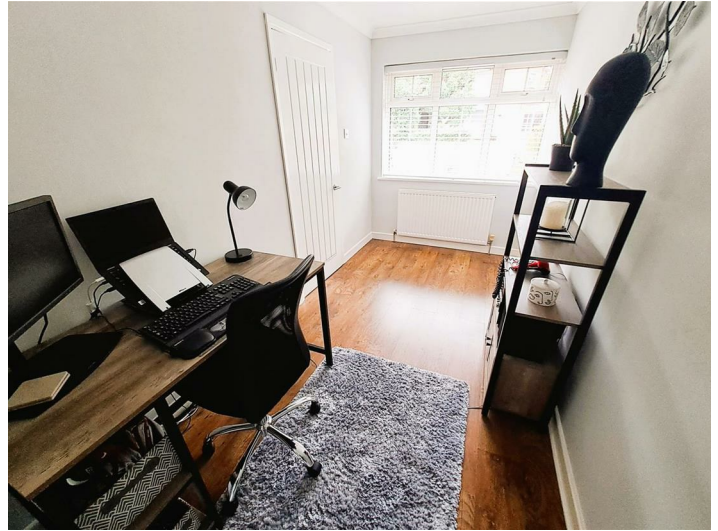
RE FITTED KITCHEN

8'7 x 10' (2.62m x 3.05m)



Re 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 integrated appliances to include fridge, freezer and washing machine. UPVC opaque double glazed door to the side of the property, double glazed window to the side, radiator, power and light points

BEDROOM THREE
6'3 x 13'6 (1.91m x 4.11m)



(Currently being used as a home office) Double glazed window to the front, radiator, laminate flooring, power and light points

LANDING

Loft access, built in storage cupboard, ceiling light point and doors to:-

BEDROOM ONE

9'3 x 13'1 excluding wardrobes (2.82m x 3.99m excluding wardrobes)



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

BEDROOM TWO

7'6 x 9'4 (2.29m x 2.84m)

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

RE FITTED BATHROOM
5'10 x 7'5 (1.78m x 2.26m)



Re fitted with a paneled bath with a mixer shower over and shower screen, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail and ceiling light points

PLEASANT REAR GARDEN



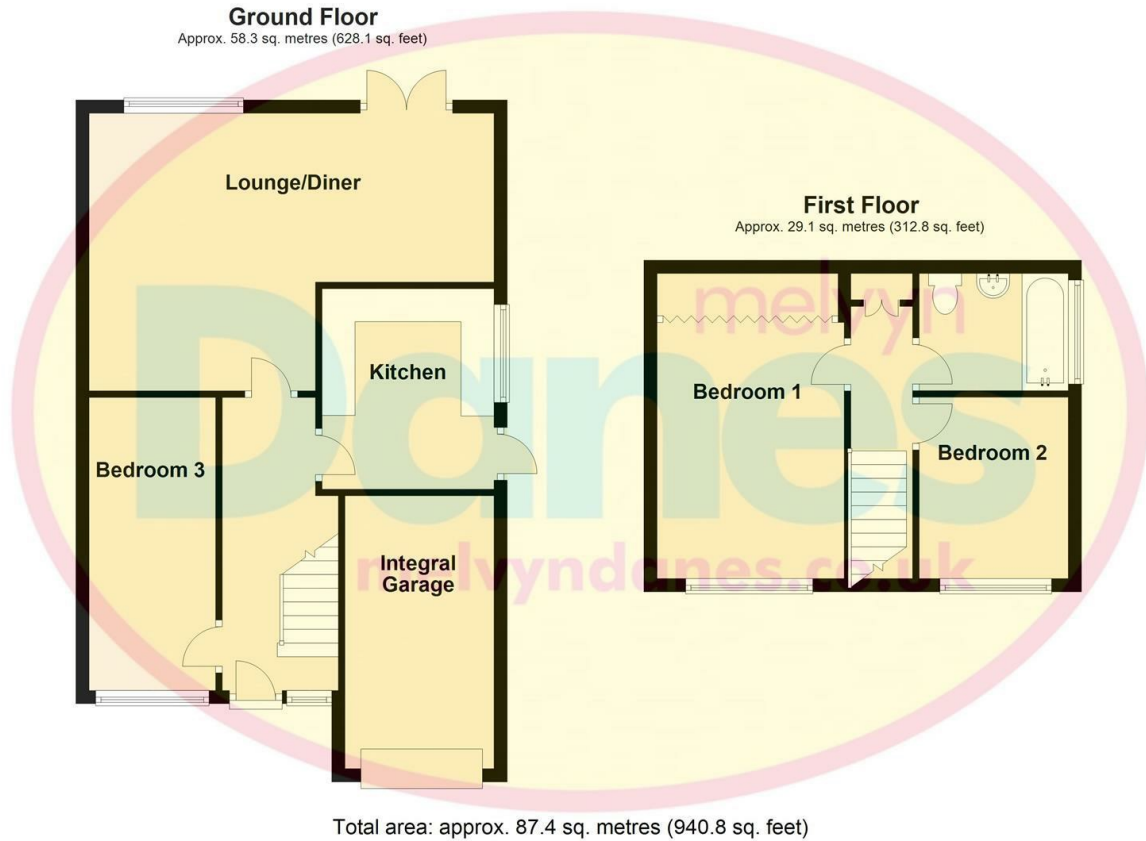
The rear garden is mostly laid to lawn with a patio to the fore. There is a further seating area to the rear, shrub borders and fencing to the perimeters

INTEGRAL GARAGE
7'5 x 16'4 (2.26m x 4.98m)

With a metal up and over door onto the driveway, wall mounted boiler, power and light points.

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.



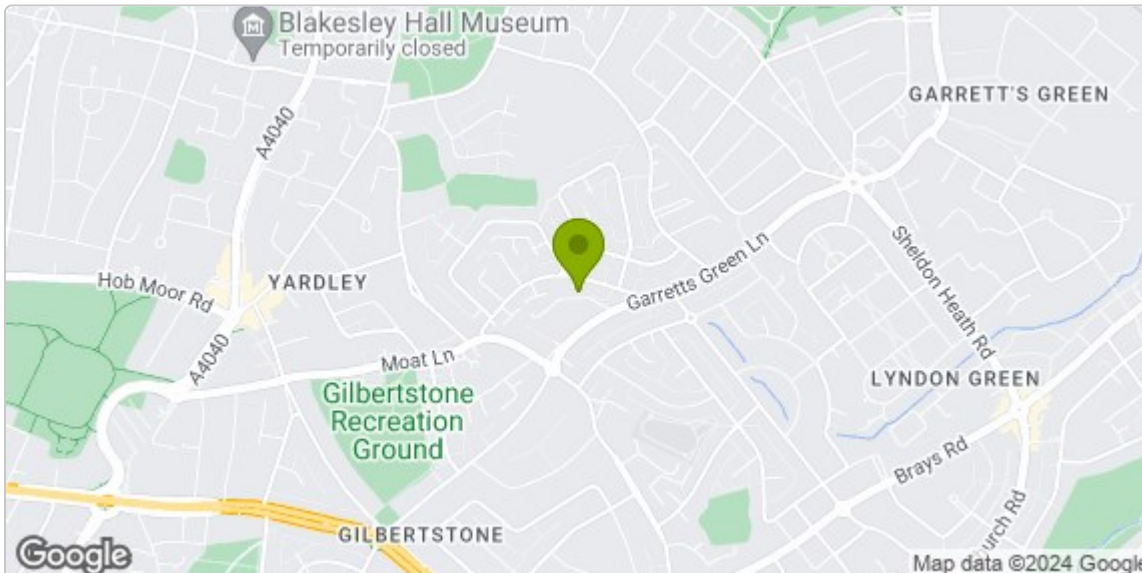
TENURE: We are advised that the property is **FREEHOLD**

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:
37 Jephson Drive Yardley
Birmingham B26 2HW

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	