



Vicarage Road, Yardley

Offers In The Region Of £399,950

- BEAUTIFULLY PRESENTED & WELL MAINTAINED
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- RE FITTED MODERN KITCHEN & LEAN TO CONSERVATORY
- FIRST FLOOR BATHROOM & SEPARATE W.C
- EXTENSIVE REAR GARDEN
- LARGER STYLE SEMI DETACHED PROPERTY
- LOUNGE & DINING ROOM
- THREE DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING & GARAGE

An attractive property located on a quiet, sought-after road in Yardley, within walking distance to Yardley Old Village and Park. This spacious traditional semi-detached home is perfect for families and offers potential for extension, subject to planning permission. The property includes an entrance hall, a separate lounge, and dining room, a recently renovated kitchen, a lean-to conservatory, and a guest W.C. on the ground floor. Upstairs are three double bedrooms, a bathroom, and a separate W.C. The property is fully double-glazed, centrally heated, and boasts an extensive south-facing rear garden, front garden, off-road parking for two cars, and a garage.

FRONT

Approached via a driveway with access to the garage, laid to lawn area, fencing, and hedge to perimeters. Double doors leading into;

ENCLOSED PORCH

Opaque hardwood glazed door into;

ENTRANCE HALL

Opaque single-glazed windows to the front, radiator, stairs to the first floor, understairs storage cupboard, wall lights, power points, and doors leading into;

DINING ROOM

10'5 x 12'10 (min) (3.18m x 3.91m (min))



Double glazed bay window to the front, radiator, feature fireplace, wooden flooring, ceiling and wall light points and power points.

LOUNGE

10'5 x 14' (3.18m x 4.27m)



Double glazed sliding patio doors to the rear garden, radiator, feature fire surround with inset gas effect fire, wall light points and power points.

RE FITTED KITCHEN

7'10 x 9'11 (min) (2.39m x 3.02m (min))



Having being re fitted with a selection of eye level, base and drawer units with Zenith work surface over incorporating one and a half bowl sink and drainer unit with mixer tap over and tiling to splash prone areas. Integrated Neff appliances including; induction hob with extractor unit over, "Slide & Hide" oven with warming drawer, microwave, slim line dishwasher and larder fridge. Double glazed window to the rear, radiator, tiled flooring, ceiling spotlights, power points and single glazed door into;

LEAN TO CONSERVATORY

10'7 x 13'2 (max) (3.23m x 4.01m (max))



Double glazed French patio doors to the rear garden, double glazed windows to the rear, opaque double glazed door to the side, door to garage, tiled flooring, wall light points, power points and door to;

GUEST W.C

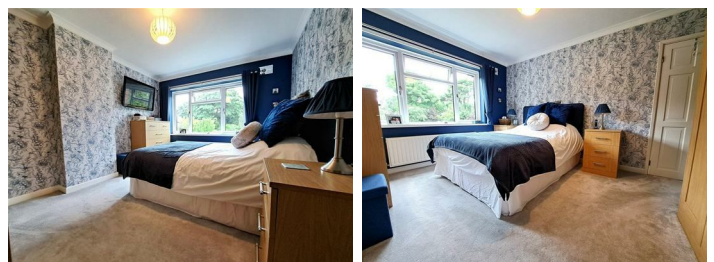
Low level flush W.C and wall light point.

LANDING

Double glazed window to the side, loft access, wall light points, power points and doors to;

BEDROOM ONE

10'5 x 13'5 (3.18m x 4.09m)



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

BEDROOM TWO

10'6 x 15'5 (into bay) (3.20m x 4.70m (into bay))



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

BEDROOM THREE

12' (max) x 15'7 (max) (3.66m (max) x 4.75m (max))



Double glazed window to the front, further double glazed window to the rear, radiator, door to storage, ceiling light and power points.

BATHROOM

7'11 x 6'1 (2.41m x 1.85m)



Being fitted with a three piece suite comprising; roll top freestanding bath with mixer tap and shower attachment, enclosed shower cubicle with electric shower and pedestal wash hand basin. Opaque double glazed window to the rear, panelling to half height throughout, radiator and ceiling spotlights.

SEPARATE W.C

Low level flush W.C. Opaque double glazed window to the side, half panelling throughout and ceiling spotlights.

GARAGE

8'9 x 16'4 (2.67m x 4.98m)

Vehicular access from the front via wooden double doors, opaque single glazed window to the side, space and plumbing for appliances, wall mounted 'Baxi' boiler, light and power points.

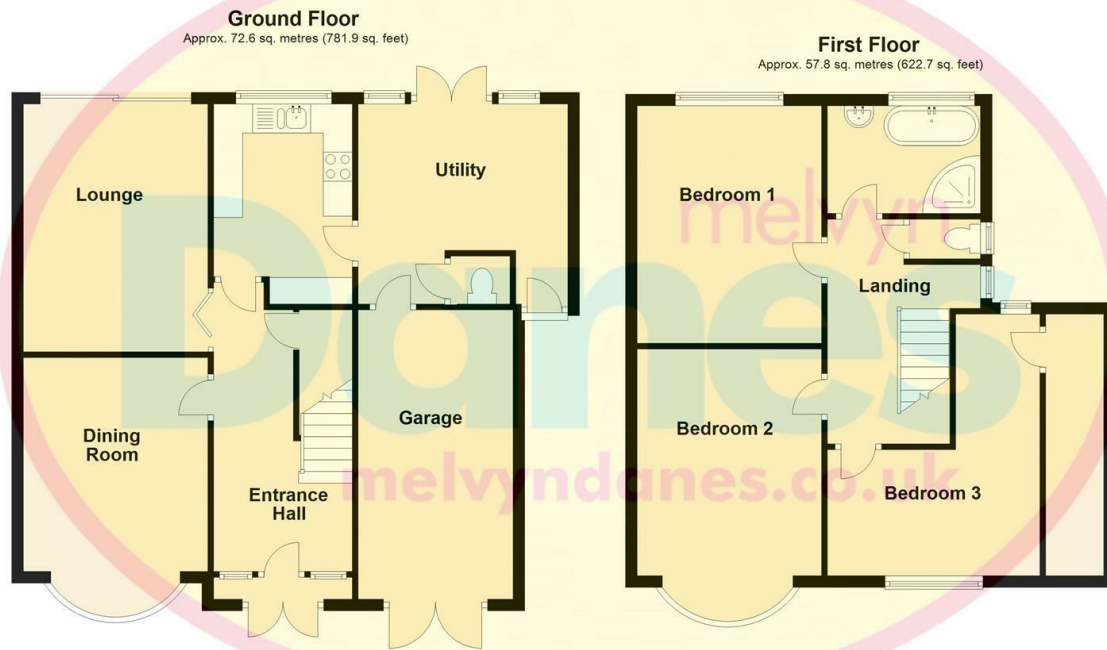
REAR GARDEN



A beautifully presented and well maintained South facing garden. Being mainly laid to lawn with patio to the fore and further patio area to the side, a selection of mature shrubs, trees and flowers to the borders. Wooden shed and fencing to 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.



Total area: approx. 130.5 sq. metres (1404.6 sq. feet)

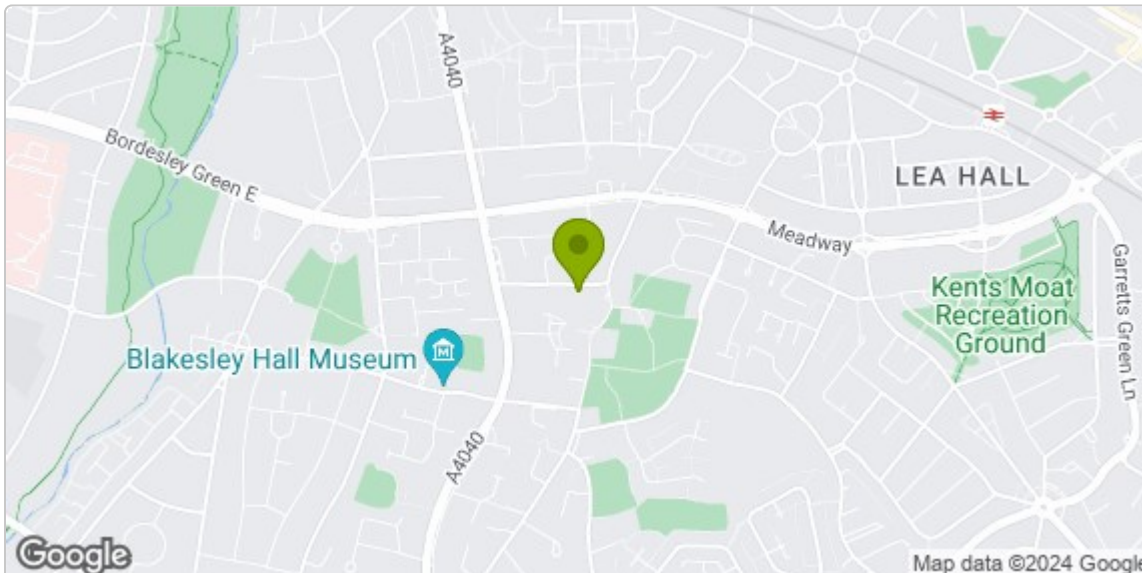
TENURE: We are advised that the property is Freehold

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:
27 Vicarage Road Yardley
Birmingham B33 8PH

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	