



# Jephson Drive, Yardley

**£289,950**

- EXTENDED SEMI DETACHED HOUSE
- EXTENDED BREAKFAST KITCHEN
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING
- SIDE GARAGE
- THROUGH LOUNGE/DINER
- THREE GOOD SIZE BEDROOMS
- CENTRAL HEATING
- DRIVEWAY
- GARDENS TO THE FRONT & REAR

A well presented and extended 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 a good range of shops, schools and facilities. Comprising storm porch, entrance hall, through lounge/diner and extended breakfast kitchen to the ground floor. Upstairs there are three good sized bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, side garage and gardens to the front and rear.

### FRONT

Off road parking via a paved driveway and a lawned front garden. Access to the side garage and access to the storm porch with meter cupboards and an opaque double glazed composite door to:-

### ENTRANCE HALL

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

### THROUGH LOUNGE/DINER

**10' x 27'10 to bay (3.05m x 8.48m to bay)**



Double glazed bay window to the front, double glazed patio doors to the rear garden, two radiators, marble fireplace with an electric fire, power and light points

### EXTENDED BREAKFAST KITCHEN

**14'1 x 8'5 (4.29m x 2.57m)**



Fitted with a good 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. Fitted electric oven with an inset gas hob and extractor hood over and an integrated fridge and freezer. Two double glazed windows to the rear, UPVC double glazed door to the rear garden, tiled floor, power and light points and door to the side garage

### LANDING

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

### BEDROOM ONE

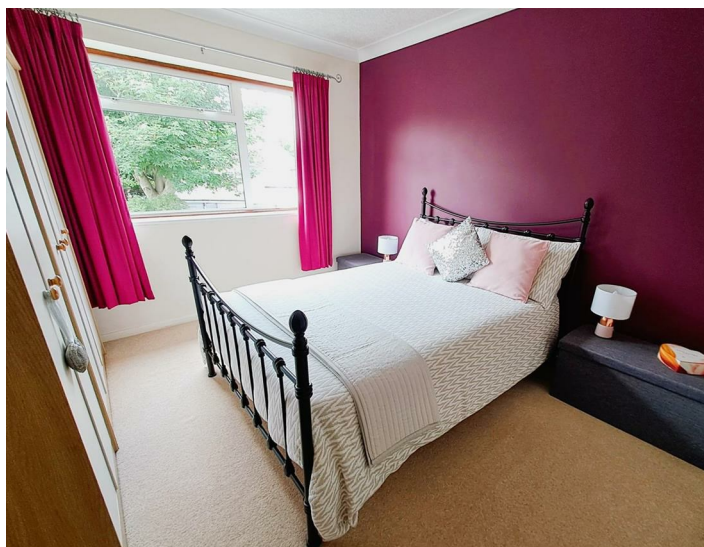
**10' into wardrobes x 15' to bay (3.05m into wardrobes x 4.57m to bay)**



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

### BEDROOM TWO

**10' x 11'8 (3.05m x 3.56m)**



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

### BEDROOM THREE

**7'5 x 8'5 (2.26m x 2.57m)**

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

**BATHROOM**  
**5'6 x 7'3 (1.68m x 2.21m)**



Fitted with a paneled bath with an electric shower over, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, heated towel rail and ceiling light point

**SIDE GARAGE**  
**8' x 16' (2.44m x 4.88m)**

With a metal up and over door onto the driveway, wall mounted boiler, space and plumbing for appliances, power and light points

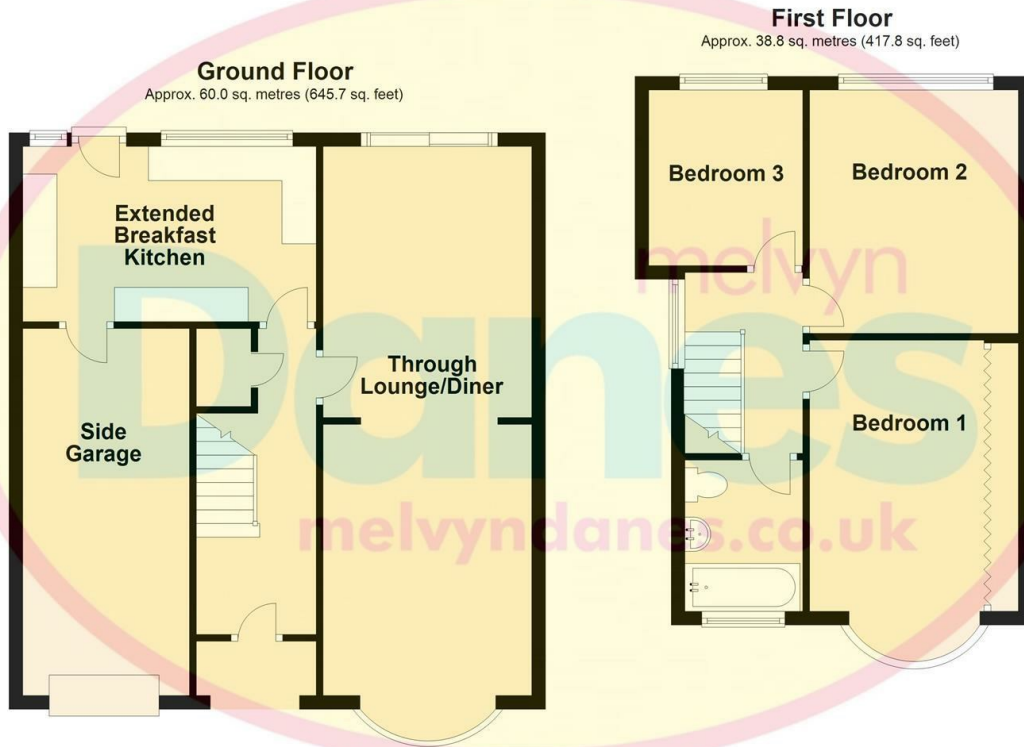
**PLEASANT REAR GARDEN**



The rear garden is mostly laid to lawn with a patio to the fore. There are numerous flower and shrub borders, a timber storage shed 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.



Total area: approx. 98.8 sq. metres (1063.5 sq. feet)

**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 Jephson Drive Yardley  
Birmingham B26 2HW

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(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	