



# Amanda Drive, Yardley

**£220,000**

- END TERRACED HOUSE
- GOOD SIZE KITCHEN
- FIRST FLOOR BATHROOM
- DRIVEWAY
- OPEN PLAN LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well presented end terraced house on a popular road in Yardley. This deceptively spacious property will make the perfect first time purchase and is in a great location near to a range of shops, facilities and transport links. Comprising open plan lounge/diner, good sized kitchen, three bedrooms and first floor bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

### FRONT

Off road parking via a block paved driveway and access to a UPVC double glazed door to:-

### LOBBY

Opaque double glazed window to the front, solid wood flooring, ceiling light point and opening onto:-

### OPEN PLAN LOUNGE/DINER

**14'11 max x 18'5 max to bay (4.55m max x 5.61m max to bay)**



Double glazed bay window to the front, three radiators, stairs to the first floor, solid wood flooring, power and light points and opening onto:-

### KITCHEN

**14'10 x 8'8 max (4.52m x 2.64m max)**



The kitchen is fitted with a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over and space and plumbing for other appliances. UPVC French doors to the rear garden,

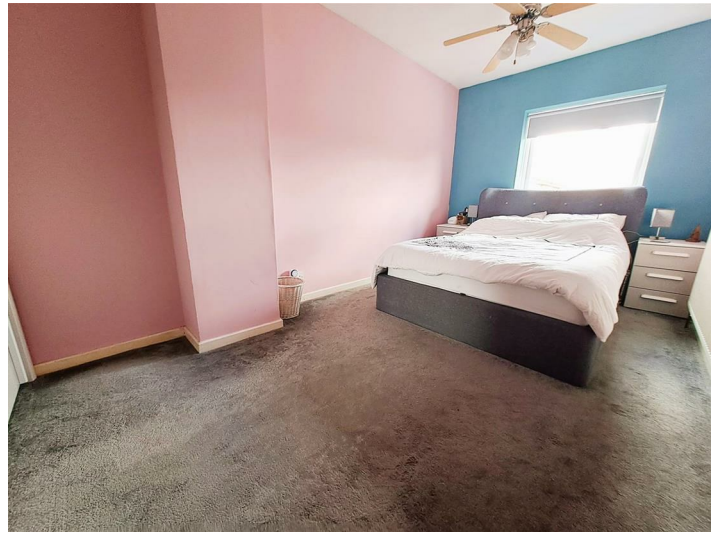
double glazed window to the rear, solid wood flooring, power and light points

### LANDING

Built in storage cupboard, loft access, ceiling light point and doors to:-

### BEDROOM ONE

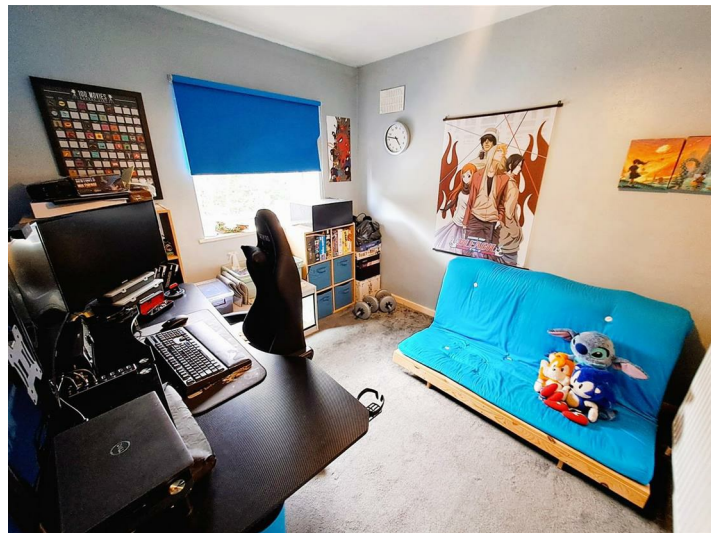
**8'2 max x 15'8 max (2.49m max x 4.78m max)**



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

### BEDROOM TWO

**8'8 x 9'4 (2.64m x 2.84m)**



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

### BEDROOM THREE

**6'3 x 9'8 (1.91m x 2.95m)**

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

**BATHROOM**  
**5'10 x 5'5 (1.78m x 1.65m)**



Fitted with a P shaped bath with a bar shower over, vanity sink and a low level flush WC. Aqua paneling to splash prone areas, opaque double glazed window to the rear, radiator, tiled floor and ceiling light point

**REAR GARDEN**



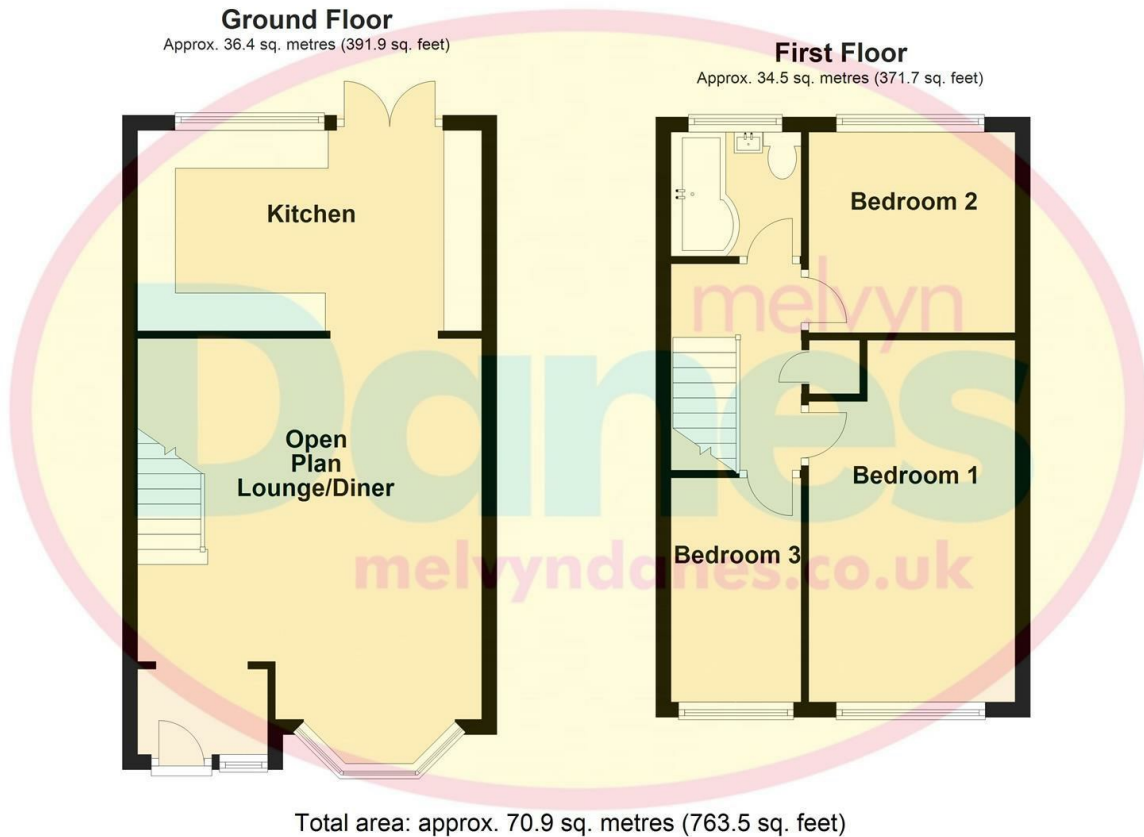
With a patio to the fore and a timber decked seating area. Timber storage shed (with power and lights), fencing to the perimeters and a gated access leading to the front of the property

**GARAGE EN BLOC**

With a metal up and over door into the garage.

## 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.



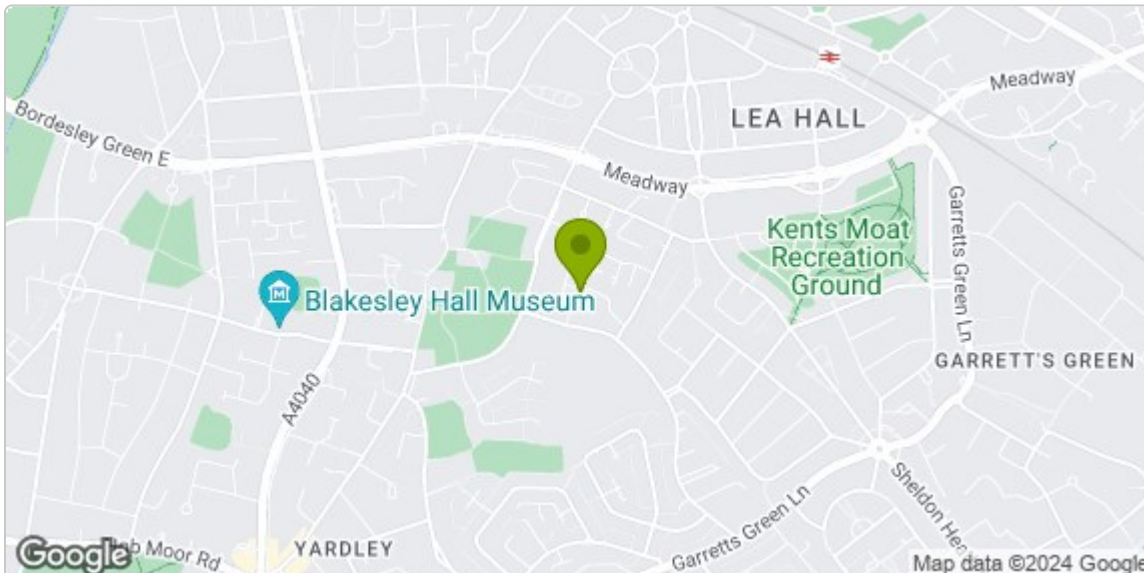
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
57 Amanda Drive Yardley  
Birmingham B26 2DB

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(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>		79
		EU Directive 2002/91/EC