



# Clements Road, Yardley

## Offers Over £375,000

- POTENTIAL TO EXTEND OR DEVELOP
- NO ONWARD CHAIN
- LOUNGE & DINING KITCHEN
- FIRST FLOOR BATHROOM
- EXTENSIVE REAR GARDEN
- SUBJECT TO PLANNING PERMISSION
- LARGER STYLE SEMI DETACHED
- THREE GOOD SIZE BEDROOMS
- SIDE GARAGE & LEAN TO
- DRIVEWAY FOR 3/4 CARS



\*\*\* Uncover the Potential \*\*\* No Onward Chain \*\*\*

An exclusive opportunity awaits to acquire this spacious semi-detached property situated on one of Yardley's sought-after streets. This property offers ample potential for expansion or redevelopment (subject to planning permission). A blank canvas awaits the new owner to make their mark on this three-bedroom family home. The ground floor comprises a lounge, dining kitchen, and guest WC, while upstairs, three well-proportioned bedrooms and a bathroom await. With added benefits such as central heating, double glazing, off-road parking for 3-4 cars, a generous rear garden, and an unused side garage, the possibilities are endless.

### FRONT

Large paved front driveway, double doors giving vehicular access to side garage, wooden door to side passage, hardwood glazed door into;

### ENTRANCE HALL

Opaque double glazed window to the front, radiator, vinyl flooring, two ceiling light points, power points and doors to;

### LOUNGE

**13'2 max x 16'7 into bay (4.01m max x 5.05m into bay)**



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

### DINING KITCHEN

**19'6 max x 13'7 max (5.94m max x 4.14m max)**



Being fitted with a selection of eye level and base units, work surface over with one and a half bowl sink and drainer unit, mixer tap over and tiling to splash prone areas. Gas cooker point with extractor unit over. UPVC double glazed patio doors leading to the rear garden, double glazed windows to the rear, two radiators, vinyl and ceramic tiled flooring, two ceiling light and power points, doors leading to;

### LOBBY

**7'4 x 3'7 (2.24m x 1.09m)**

Hardwood door to the front and door to;

### GUEST W.C

**6'7 x 5'4 (2.01m x 1.63m)**

Being fitted with a low level flush w.c and guest wash hand basin. Single glazed window to the rear, wall mounted 'Worcester' boiler and ceiling light point.

### LEAN TO

**12'5 x 10'1 (3.78m x 3.07m)**



Single glazed door to rear, radiator, ceiling light and power point, access to the side garage and door to;

### COVERED SIDE PASAGE

**2'8 x 18'4 (0.81m x 5.59m)**

Wooden door to the front.

### LANDING

Double glazed window to the side, ceiling light and power point.

### BEDROOM ONE

**11'11 x 13'10 (3.63m x 4.22m)**



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

### **BEDROOM TWO**

**11'11" x 13'1" (3.63m x 3.99m)**



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

### **BEDROOM THREE**

**7'5" x 8' (2.26m x 2.44m)**



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

### **BATHROOM**

**7'1" x 8' (2.16m x 2.44m)**

Being fitted with a three piece suite comprising; panelled bath, pedestal wash hand basin and low level flush w.c. Two opaque double glazed windows to the rear and side, radiator, tiling to half height throughout, vinyl flooring, loft access and ceiling light point.

### **REAR GARDEN**

**40' x 130' approx (12.19m x 39.62m approx)**



Paved patio area to the foregarden, laid to lawn areas and fencing to perimeters.

### **SIDE GARAGE**

**12'8" x 17'10" (3.86m x 5.44m)**

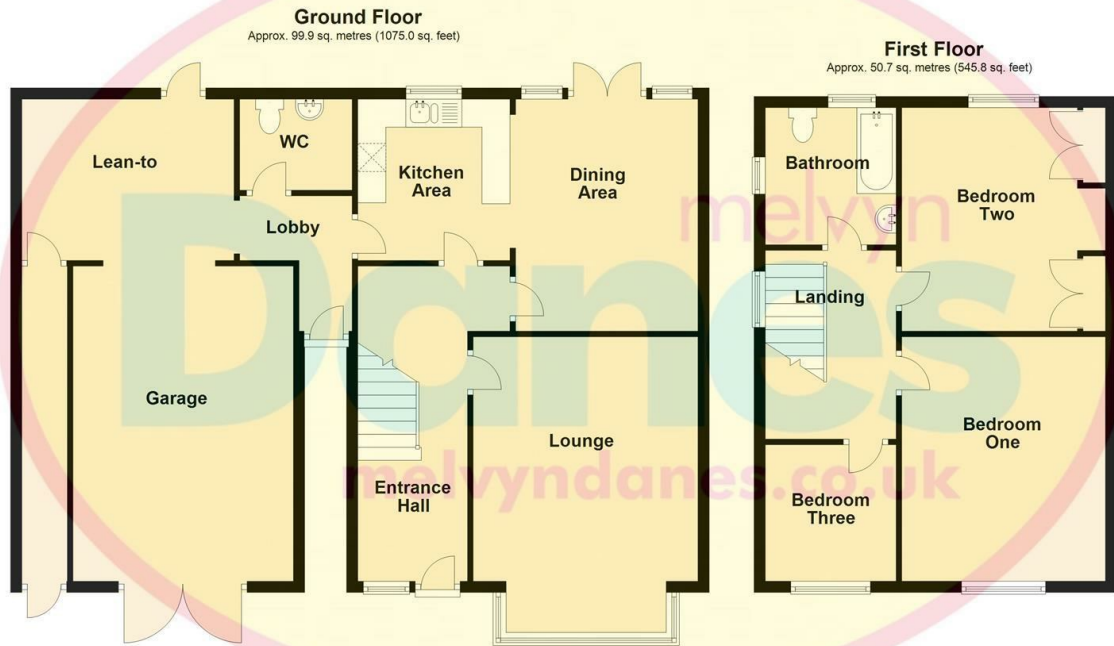


Double wooden doors to the front, ceiling light and power points.



## 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.



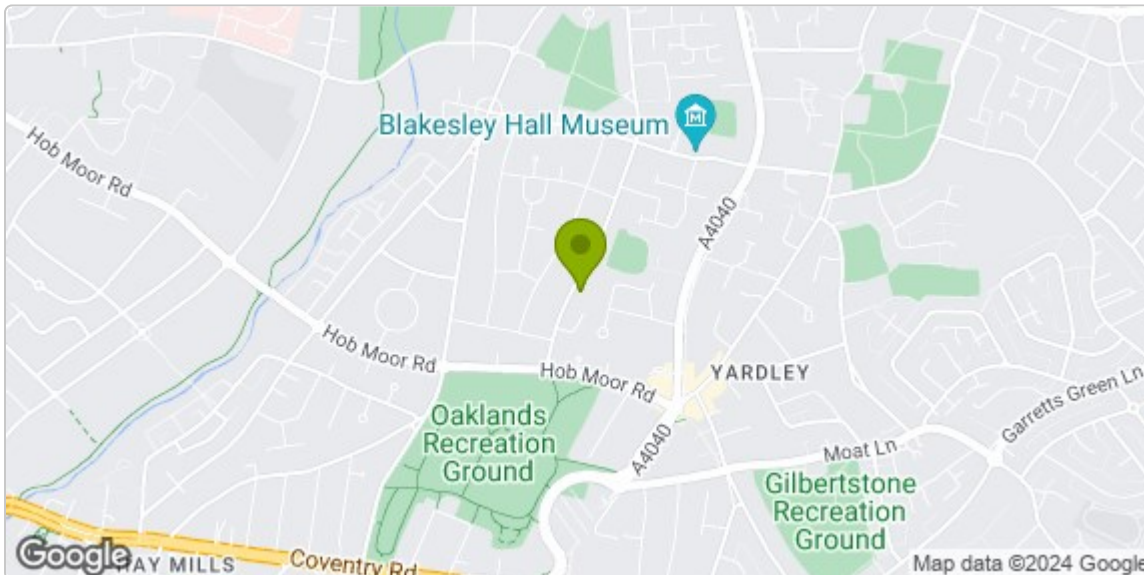
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** 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:**  
152 Clements Road Yardley  
Birmingham B25 8TS

**Council Tax Band:** B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	