



Fairlawns, Yardley

Offers Around £330,000

- SPACIOUS DETACHED HOUSE
- PORCH & ENTRANCE HALL
- FITTED KITCHEN & GUEST WC
- EN SUITE SHOWER ROOM & BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- FOUR DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well maintained, spacious detached house on a popular cul de sac in Yardley with NO ONWARD CHAIN. This lovely property is the perfect family home and ticks every box. In a great location near to a good range of shops, schools and facilities and comprising: porch, entrance hall, lounge, dining room, good size kitchen and guest WC to the ground floor. Upstairs there are four double bedrooms, an en suite to the master bedroom and the bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and rear garden.

FRONT

Off road parking via a block paved driveway, access to the integral garage and a UPVC opaque double glazed door to:-

PORCH

Wall light and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, power and light points and door to:-

LOUNGE

15'8 14'5 (4.78m 4.39m)



Double glazed bow window to the front, radiator, wall mounted electric fire, power and light points, door to the kitchen and an archway to:-

DINING ROOM

9'10 8'4 (3.00m 2.54m)



UPVC double glazed French doors to the rear garden, radiator, power and light points

FITTED KITCHEN

8'4 max x 14'4 (2.54m max x 4.37m)



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 stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, inset gas hob with an extractor hood over, space and plumbing for a washing machine and integrated appliances to include fridge, freezer, dishwasher and microwave. Two double glazed windows to the rear, UPVC double glazed door to the side of the property, radiator, tiled floor, power and light points and door to:-

LOBBY

Ceiling light point, tiled floor and doors to:-

GUEST WC

Fitted with a low level flush WC and a vanity sink. Tiling to a full height, opaque double glazed window to the side, radiator, tiled floor and ceiling light point

INTEGRAL GARAGE

8'4 x 18'2 (2.54m x 5.54m)

With a metal up and over door onto the driveway, power and light points

LANDING

Loft access, airing cupboard housing the boiler, power and light points and doors to:-

MASTER BEDROOM

12'8 max excl wardrobes x 11'8 max (3.86m max excl wardrobes x 3.56m max)



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

EN SUITE SHOWER ROOM

6'2 x 5'2 (1.88m x 1.57m)

Fitted with a shower cubicle with a mixer shower, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the side, radiator, tiled floor and ceiling light point

BEDROOM TWO

8'6 x 12'2 (2.59m x 3.71m)



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

BEDROOM THREE

9'10 x 8'5 (3.00m x 2.57m)

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

BEDROOM FOUR

7'11 x 11' max (2.41m x 3.35m max)

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

BATHROOM

6'4 max x 8'5 max (1.93m max x 2.57m max)



Fitted with a paneled bath, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, tiled floor and ceiling light point

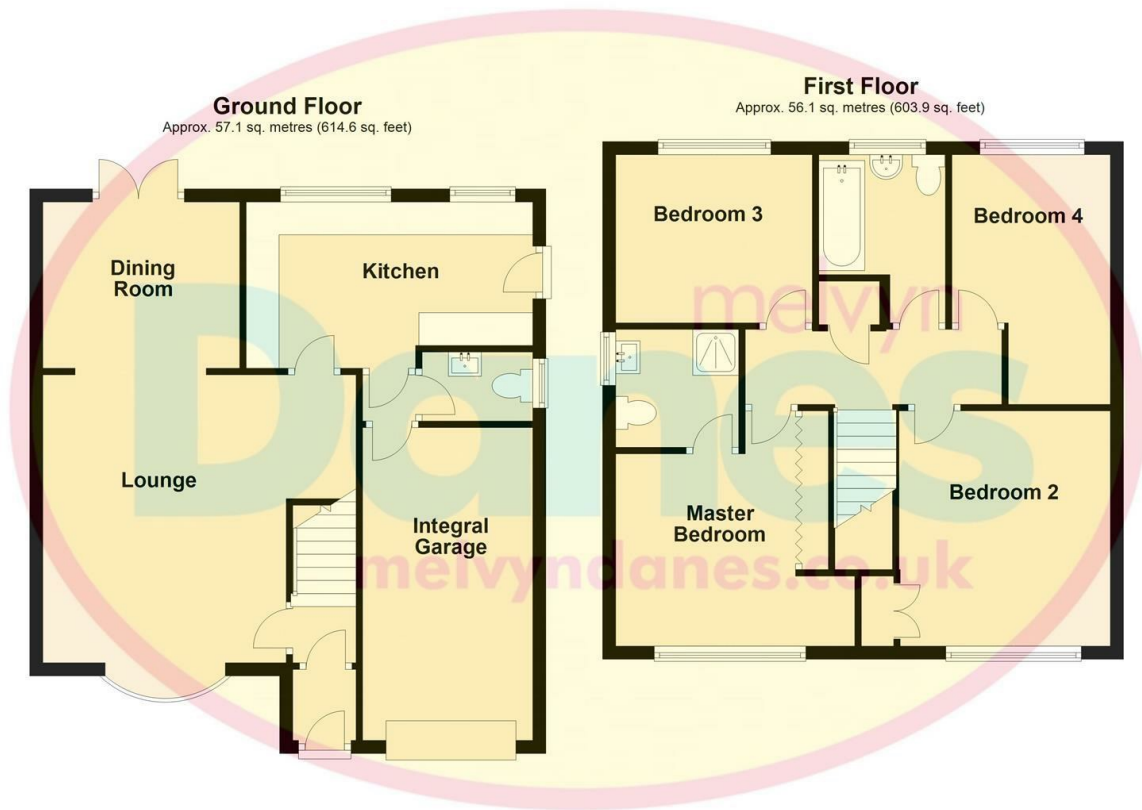
REAR GARDEN



The rear garden is laid to lawn with a patio to the fore. There are flower and shrub borders, fencing to the perimeter and a gated access leading to the side of the property.

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. 113.2 sq. metres (1218.6 sq. feet)

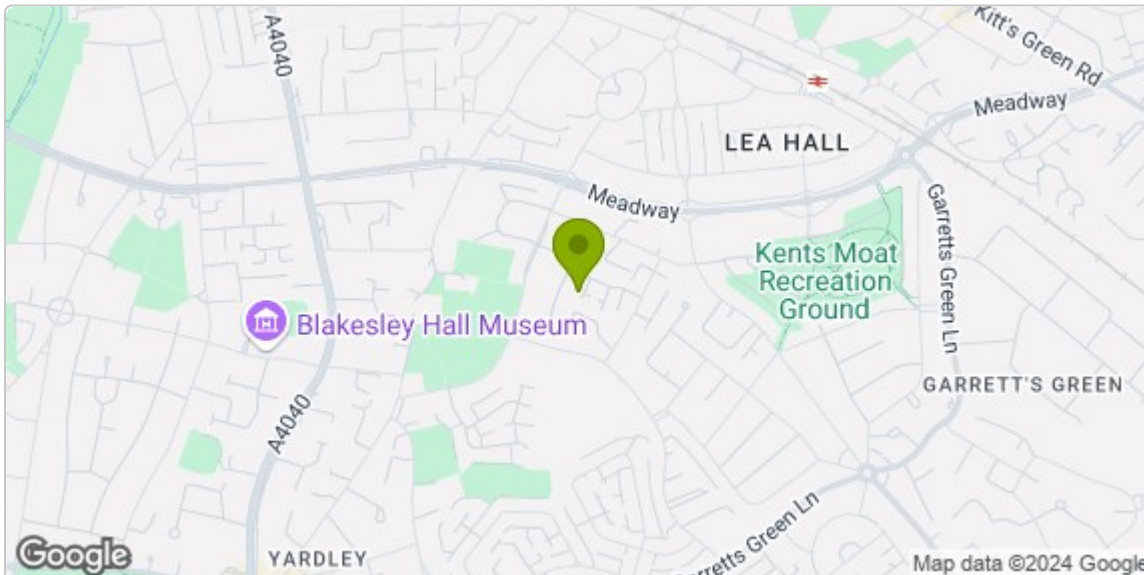
TENURE: We are advised that the property is **FREEHOLD**

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:
49 Fairlawns Yardley
Birmingham B26 2DT

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		78
	EU Directive 2002/91/EC	