



Sunnymead Road, Yardley

£300,000

- EXTENDED SEMI DETACHED
- EXTENDED FITTED KITCHEN
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING
- SIDE GARAGE
- THOUGH LOUNGE DINING ROOM
- THREE DOUBLE BEDROOMS
- CENTRAL HEATING
- OFF ROAD PARKING
- FRONT & REAR GARDENS

A beautifully presented and well maintained, extended semi detached house in the most convenient of locations in close proximity to a wide selection of schools, travel links and local amenities. The property would make an ideal first time purchase or family home and comprises; porch, entrance hall, through lounge/dining room and extended kitchen to the ground floor. Upstairs there is; three double bedrooms and a first floor bathroom. Further benefiting from central heating, double glazing, off road parking, side garage and good size rear garden.

FRONT

Approached via a tarmac driveway with lawn area, hedge and fence to perimeters, UPVC double glazed double doors into;

ENCLOSED PORCH

Hardwood door into;

ENTRANCE HALL

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

THROUGH LOUNGE DINING ROOM

10'11 x 27'10 into bay (3.33m x 8.48m into bay)



Double glazed bay window to the front, UPVC double glazed French patio doors to the rear garden, radiator, brick built fire surround and hearth with inset log burner, ceiling spotlights and power points.

EXTENDED FITTED KITCHEN



Being fitted with a selection of eye level, drawer and base units, worktop over incorporating one and a half bowl sink and drainer unit with mixer tap over and tiling to splashbacks. Space and plumbing for gas range with extractor unit above. Integrated microwave and freezer. UPVC double glazed door to rear garden, double glazed window to the rear, radiators, two ceiling light points, power points, vinyl flooring and door to side garage.

LANDING

Opaque double glazed window to the side, ceiling light point, loft access and doors to;

BEDROOM ONE

10'7 x 14'3 into bay (3.23m x 4.34m into bay)



Double glazed bay window to rear, radiator, fitted wardrobe, ceiling light and power points.

BEDROOM TWO

10'7 x 12'11 (3.23m x 3.94m)



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

BEDROOM THREE
12'10 x 8'4 (3.91m x 2.54m)



Two double glazed windows to the rear, radiator, ceiling, wall light and power points.

BATHROOM
5'6 x 8'8 (1.68m x 2.64m)



Being fitted with a four piece suite comprising; panelled bath with mixer tap and shower head, shower cubicle with electric shower, vanity wash hand basin and low level flush W.C. Opaque double glazed window to the front, heated towel rail, tiling to splash prone areas and ceiling spotlights.

REAR GARDEN



Having a raised deck area leading to mainly laid to lawn area with mature shrub borders, further patio area, wooden shed, fencing and hedge perimeters.

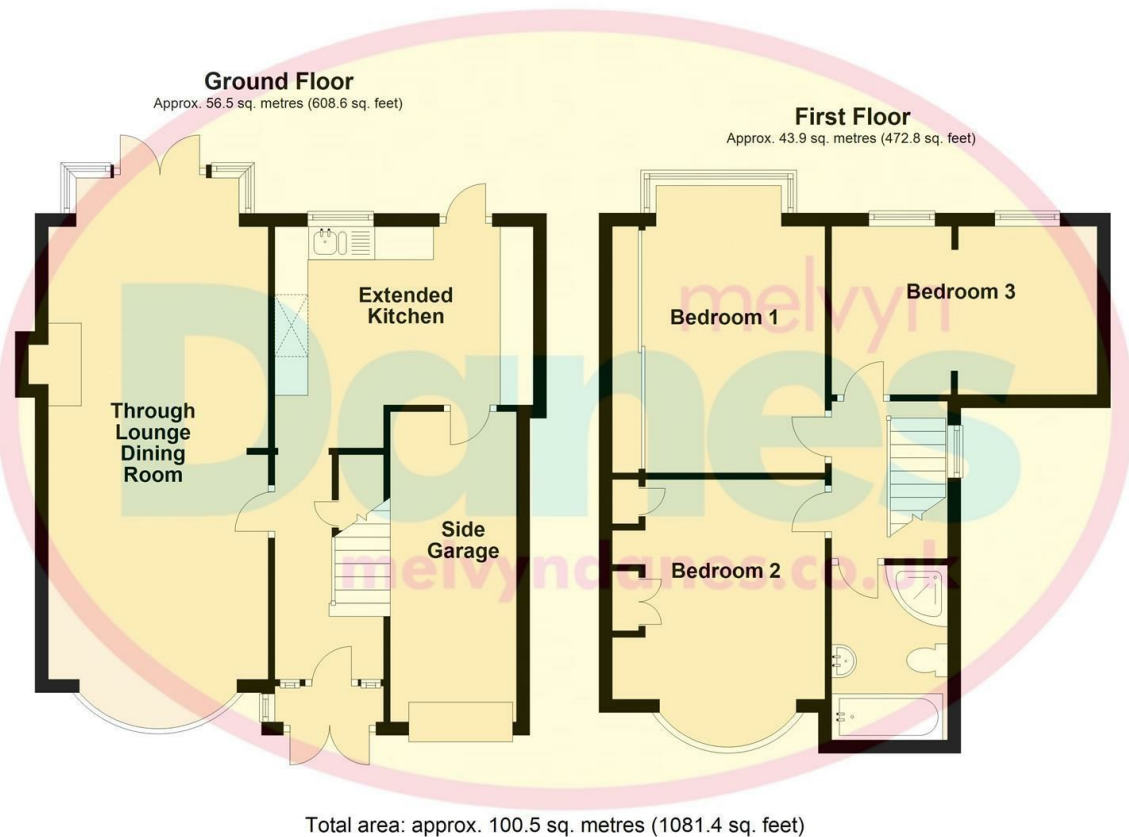
SIDE GARAGE
6'3 x 15'5 (1.91m x 4.70m)

Metal up and over door, space and plumbing for a washing

machine, wall mounted Ferroli boiler, 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.



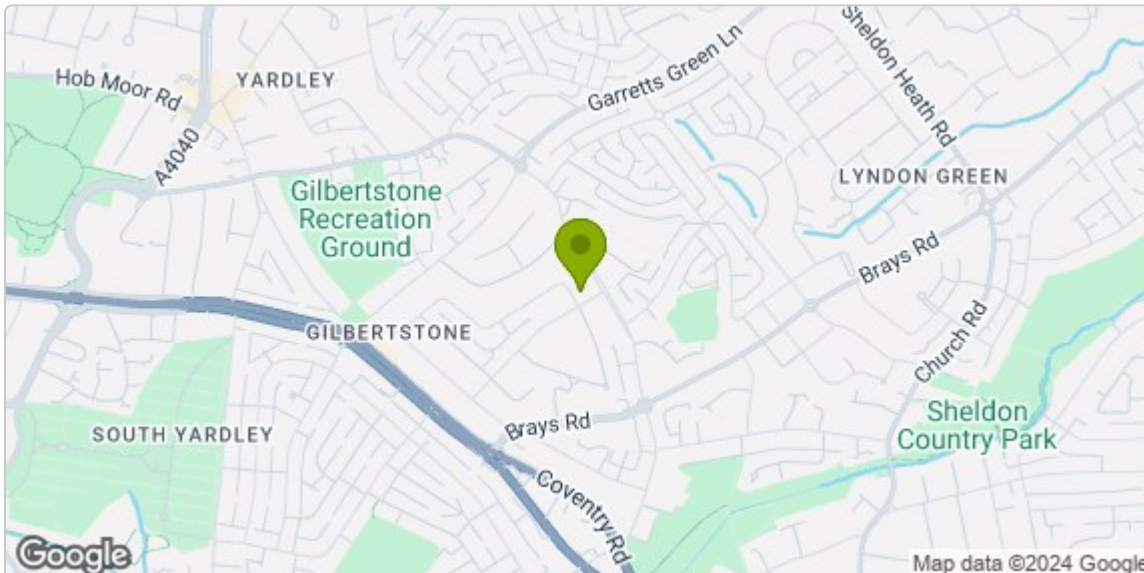
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: 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:
188 Sunnymead Road Yardley
Birmingham B26 1LS

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	