



Jephson Drive, Yardley

Offers Over £280,000

- EXTENDED SEMI DETACHED PROPERTY
- ENTRANCE HALL & GUEST WC
- EXTENDED BREAKFAST KITCHEN
- FIRST FLOOR BATHROOM
- DRIVEWAY & SIDE GARAGE
- SOUGHT AFTER ROAD
- THROUGH LOUNGE & DINING AREA
- THREE GOOD SIZED BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well presented, extended semi detached house with potential to extend further (subject to planning permission) on a sought after road in Yardley. This lovely property is a great family home offering plenty of multipurpose space and is in a great location near to a good range of schools, shops and facilities. Comprising entrance hall, guest WC, through lounge, dining area and extended kitchen to the ground floor. Upstairs there are three good sized bedrooms, bathroom and usable loft space. Further benefiting from central heating, double glazing, driveway for multiple cars, side garage and a low maintenance rear garden.

FRONT

Off road parking via a block paved driveway, access to the side garage and a storm porch with UPVC double glazed doors to:-

ENCLOSED PORCH

Meter cupboards and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboards, radiator, laminate flooring and doors to:-

GUEST WC

Fitted with a low level flush WC, a vanity sink and ceiling light point

THROUGH LOUNGE

9'10 max x 26'10 (3.00m max x 8.18m)



Double glazed bay window to the front, double glazed window to the rear, double glazed door to the rear garden, power and light points and opening onto:-

DINING AREA

8'4 x 7'11 (2.54m x 2.41m)

Double glazed window to the rear, power and light points, door to the hall and door to:-

EXTENDED KITCHEN

6'11 max x 16' (2.11m max x 4.88m)



The kitchen has been re fitted with a 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 metro style tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, breakfast bar, UPVC double glazed door to the rear garden, double glazed window to the rear, power and light points and door to:-

FORMER GARAGE

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

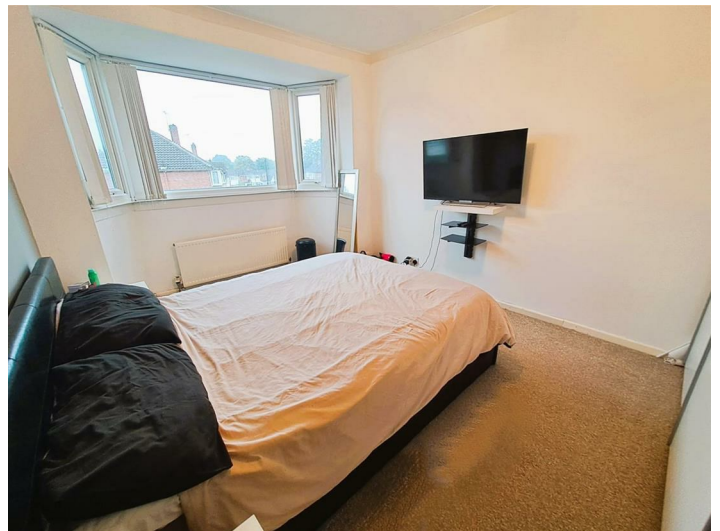
With metal doors onto the driveway, space and plumbing for appliances, power and light points

LANDING

Opaque double glazed window to the side, loft access, airing cupboard housing the boiler, power and light points

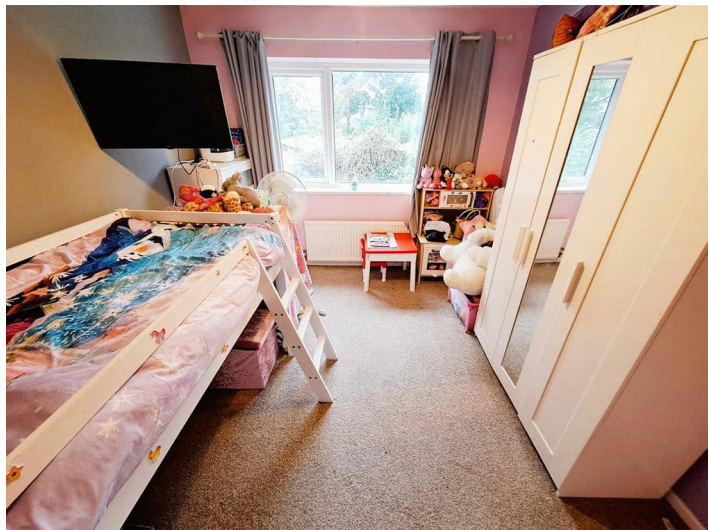
BEDROOM ONE

9'10 x 14'7 to bay (3.00m x 4.45m to bay)



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

BEDROOM TWO
9'10 x 11'6 (3.00m x 3.51m)



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

BEDROOM THREE
7'5 x 8'3 (2.26m x 2.51m)

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

BATHROOM
5'8 x 7'4 (1.73m x 2.24m)



Fitted with a paneled bath with a bar shower over, rainfall shower head and shower screen, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, heated towel rail and ceiling light point

LOFT SPACE

With a pull down ladder, the loft space is fully boarded and insulated and has a radiator, power and light points

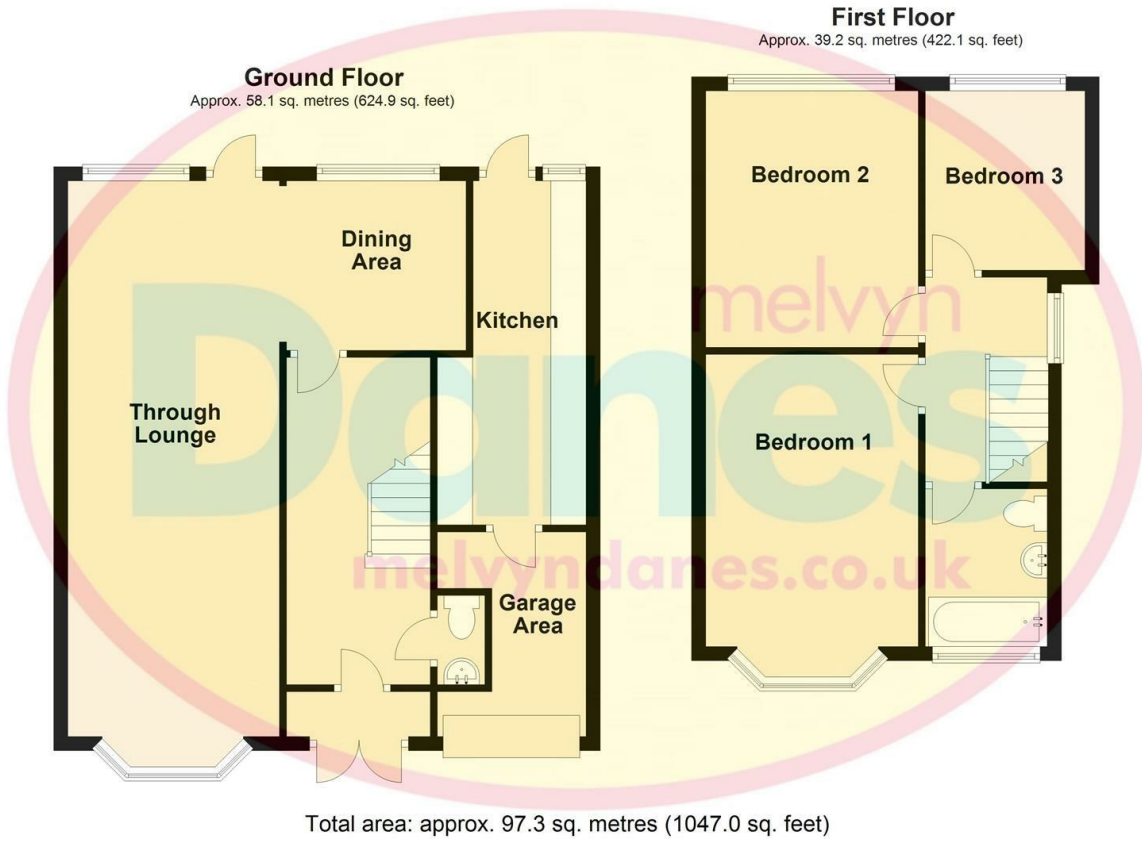
REAR GARDEN



The rear garden has a patio to the fore, an area of artificial lawn 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.



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:
66 Jephson Drive Yardley
Birmingham B26 2HW

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC