



melvyn
Danes
ESTATE AGENTS

Barrows Lane
Yardley
£325,000

Description

A larger style, extended semi detached house on a sought after road in Yardley. This lovely property will make the perfect family home with it's spacious rooms and has lots of scope for further extension (STPP). In a great location near to a good range of shops, schools and facilities and comprising: enclosed porch, open plan hallway, dining room, extended lounge, extended breakfast kitchen and shower room to the ground floor. Upstairs there are three bedrooms and a re fitted four piece bathroom. Further benefiting from central heating, double glazing, larger driveway, side garage and great size rear garden.



Front

Of road parking for multiple vehicles and a lawned front garden with access to the side garage and hardwood glazed doors to:-

Enclosed Porch

Wall light, tiled floor and a hardwood opaque glazed door to:-

Entrance Hall

Stairs to the first floor, opaque double glazed windows to the front, ceiling light point, doors to the rear reception rooms and kitchen and opening onto:-

Dining Room

12'4 max x 14'1 to bay (3.76m max x 4.29m to bay)



Double glazed bay window to the front, radiator, brick fireplace, laminate wood flooring, power and light points

Extended Lounge

11'7 max x 20'4 (3.53m max x 6.20m)



Double glazed patio doors to the rear garden, radiator, gas marble fireplace, power and light points



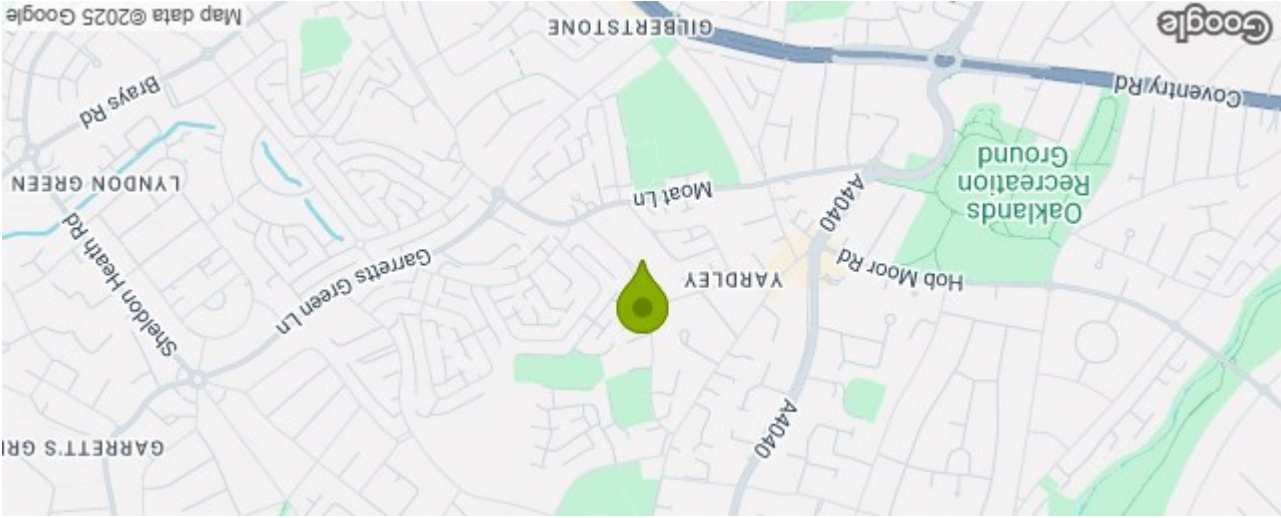
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: D

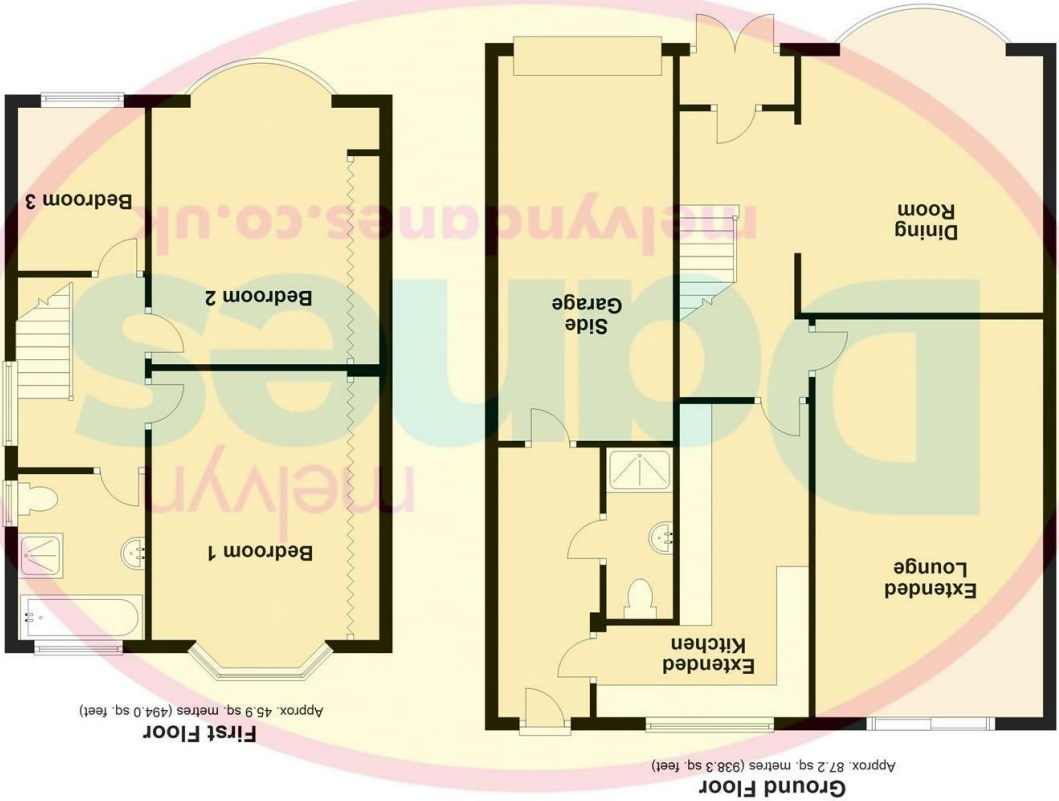
VIEWING: By appointment only with the office on the number below.

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.

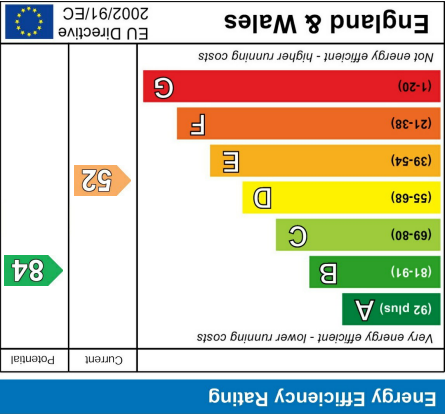
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 133.1 sq. metres (1432.3 sq. feet)



119 Barrows Lane Yardley Birmingham B26 1SE
Council Tax Band: D



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.