



Danes
melvyn
ESTATE AGENTS

**Barrows Lane
Yardley
£300,000**

Description

A well presented and thoughtfully extended semi detached house on a popular and convenient road in Yardley. This lovely property is a great family home and must be viewed to appreciate the condition and space it has to offer.

Near to a good range of shops, schools and facilities and comprising: enclosed porch, entrance hall, lounge, dining room, extended, re fitted kitchen, utility and conservatory to the ground floor. Upstairs there are three good sized bedrooms and the shower room.

Further benefiting from central heating, double glazing, driveway and good size rear garden.



Accommodation

Driveway

Enclosed Porch

6'2 x 3'7 (1.88m x 1.09m)

Entrance Hall

5'5 x 10'8 (1.65m x 3.25m)

Dining Room

10'11 x 9'11 to bay (3.33m x 3.02m to bay)

Lounge

10'5 max x 14'5 to bay (3.18m max x 4.39m to bay)

Re Fitted, Extended Kitchen

11'5 x 14'3 (3.48m x 4.34m)

Utility

4'9 x 9'8 (1.45m x 2.95m)

Storage Room

5'2 x 4'1 (1.57m x 1.24m)

Conservatory

11'11 x 12'8 (3.63m x 3.86m)

Landing

5'11 max x 7'1 (1.80m max x 2.16m)

Bedroom One

8'5 to wardrobes x 14'6 to bay (2.57m to wardrobes x 4.42m to bay)

Bedroom Two

10'11 x 12'6 to bay (3.33m x 3.81m to bay)

Extended Bedroom Three

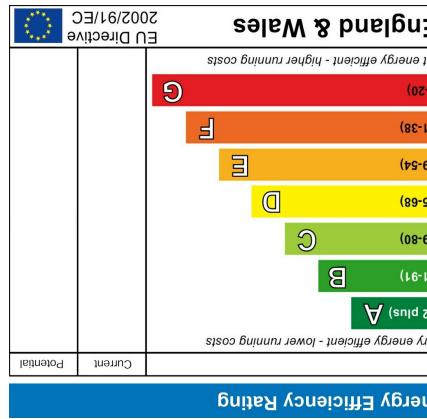
10'8 max x 6'11 max to wardrobes (3.25m max x 2.11m max to wardrobes)

Shower Room

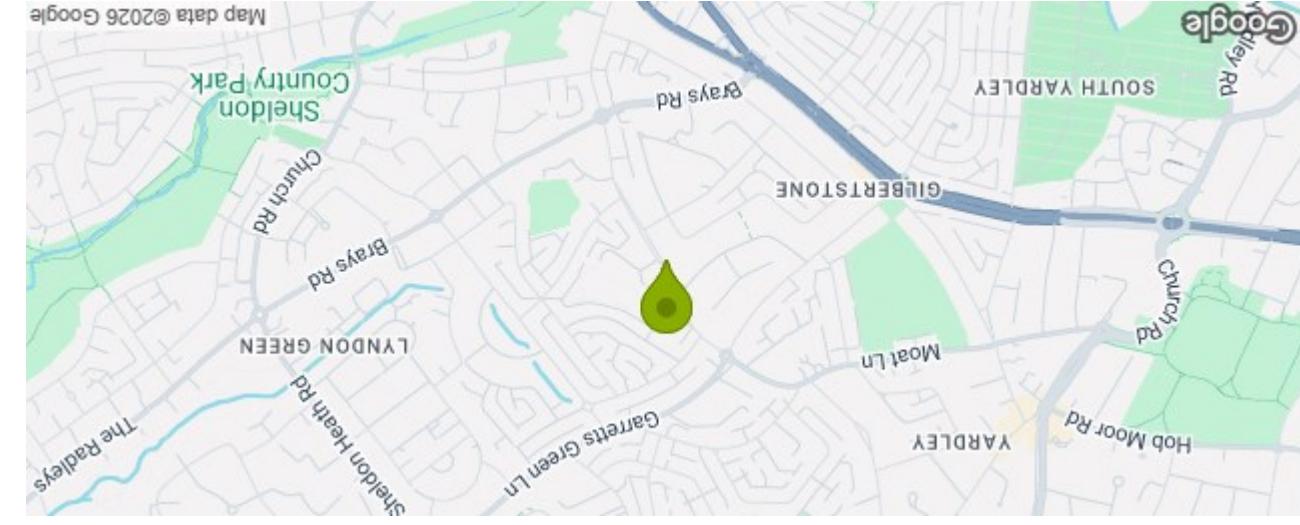
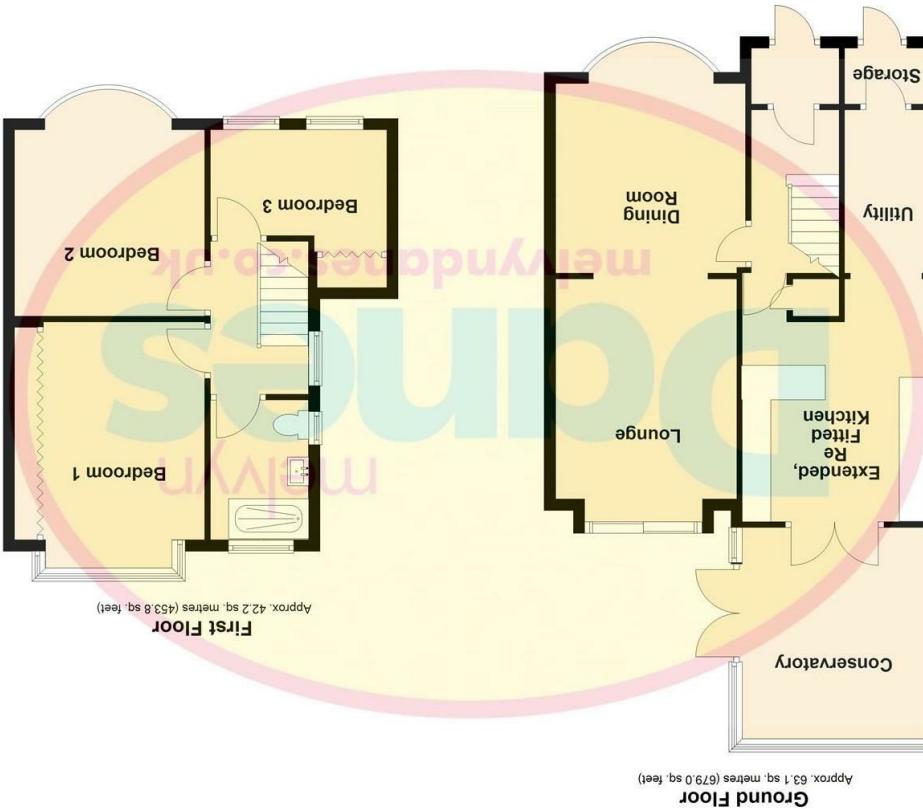
5'10 x 8'3 (1.78m x 2.51m)

Good Size Rear Garden





359 Barrows Lane Yardeston Birmingham B26 1QH



Total area: approx. 105.2 sq. metres (1132.8 sq. feet)

MONY LANDLORDING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

MOBILE: Please refer to checker.com or uk for mobile coverage at the property. This can vary depending on the network provider and circumstances, precise location and network outages.

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

PROPERTY CODE: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed available for the property or speeds received may be different.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed available for the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.