



## 47 Rowlands Road, Yardley, B26 1AT

**£600,000**

This extremely well presented detached home in the heart of Yardley briefly comprises hallway, two reception rooms, kitchen/diner, downstairs w/c, five bedrooms (master having ensuite) and family bathroom. The property also benefits from having a driveway at the front for ample parking and a large rear garden. This property must be viewed and is a perfect family home!



## Approach

Driveway providing off road parking

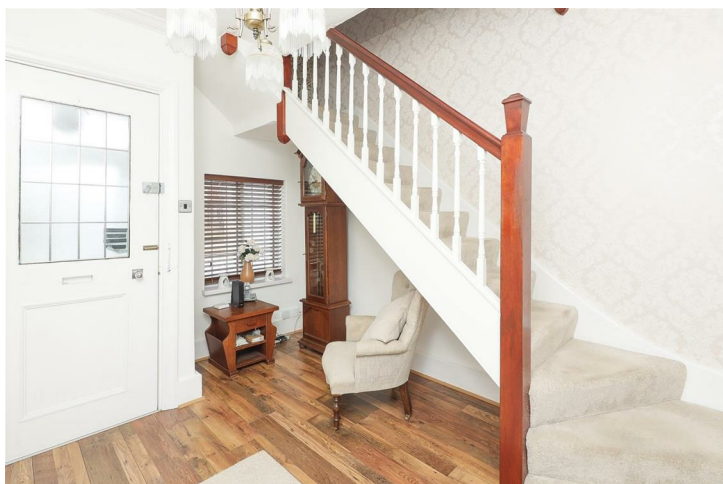


## Porch

Double glazed door to fore, ceiling light point

## Entrance Hallway

Double glazed window to front, stairs to first floor, radiator, ceiling light point.



## Reception Room One

14'05 max into bay x 12'01 max (4.39m max into bay x 3.68m max)

Double glazed bay window to front, radiator, ceiling light point, open fire chimney with decorative surround.



## Reception Room Two

12 x 15'04 (3.66m x 4.67m)

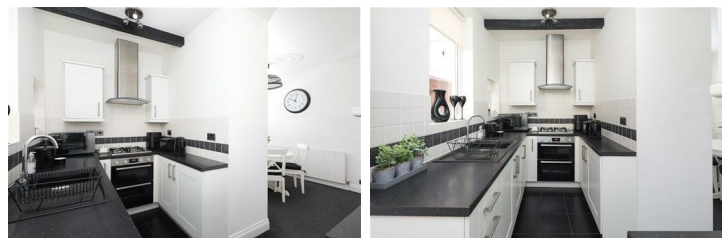
Double glazed door and window to rear, radiator, ceiling light point, gas fire with decorative surround.



## Kitchen

12'03 x 5'09 (3.73m x 1.75m)

Double glazed window to side, double glazed door to side, two ceiling light points, cupboard and drawer units, integrated electric oven, gas hob with extractor over, sink with mixer tap and drainer and plumbing for washing machine.



## Dining Area

8'03 x 11'11 (2.51m x 3.63m)

Double glazed window to rear, radiator, ceiling light point, storage cupboard with ceiling light point.



### Side Entry

Double glazed door to front and rear, Belfast style sink and strip light.



### Downstairs WC

Double glazed window to side, high level cistern, ceiling light point.

### Landing

Double glazed window to front, ceiling light point, radiator, storage cupboard.



### Bedroom One

9'07 x 8'03 (2.92m x 2.51m)

Double glazed window to front, radiator, ceiling light point.



### Ensuite

EnSuite with shower, low level WC, wash hand basin, heated towel rail, ceiling light point.

### Bedroom Two

8'01 min x 12 (2.46m min x 3.66m)

Double glazed window to rear, built in wardrobes, ceiling light point, radiator.



### Bedroom Three

11'11 x 10'09 (3.63m x 3.28m)

Double glazed window to front, built in wardrobes, radiator, ceiling light point.



### Bedroom Four

11'11 x 7'10 max/ 6'03 min (3.63m x 2.39m max/ 1.91m min)

Double glazed window to rear, radiator, ceiling light point.





### Bedroom Five

7'08 x 8'07 (2.34m x 2.62m)

Double glazed window to rear, radiator, ceiling light point.



### Rear Garden

Block paved patio area, mainly laid to lawn and enclosed to boundaries.



### Family Bathroom

Double glazed window to rear, bath with shower over, sink set in vanity unit, spots to ceiling.



### Garage

15'10 x 10'02 (4.83m x 3.10m)

Door to front, washing machine, boiler, strip light and power point.

### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

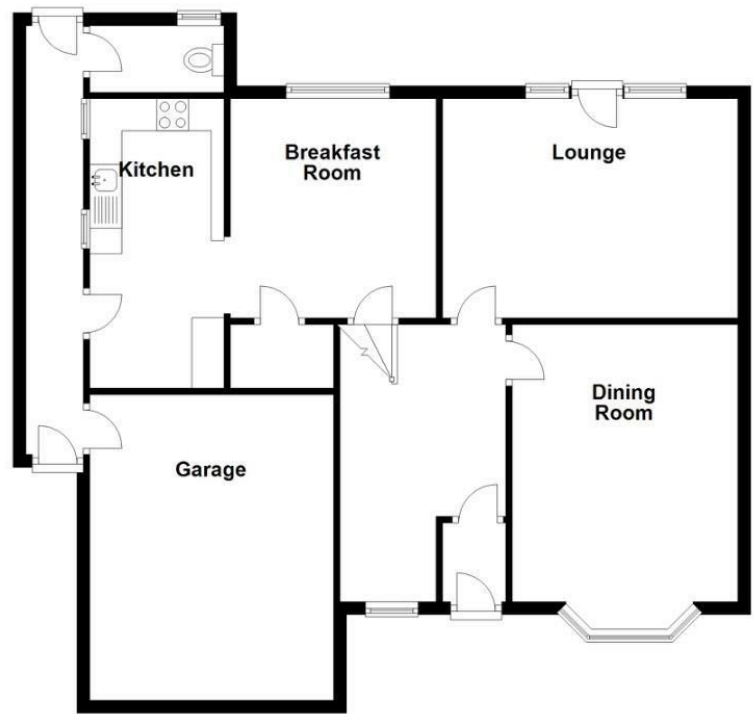
Council Tax Band - E  
EPC Rating - D



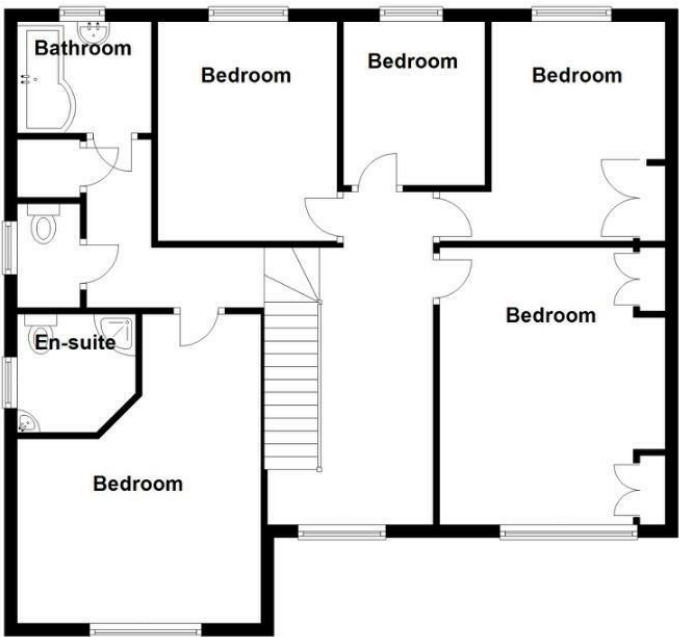
### Separate W/C

Double glazed window to side, low level w/c and ceiling light point.

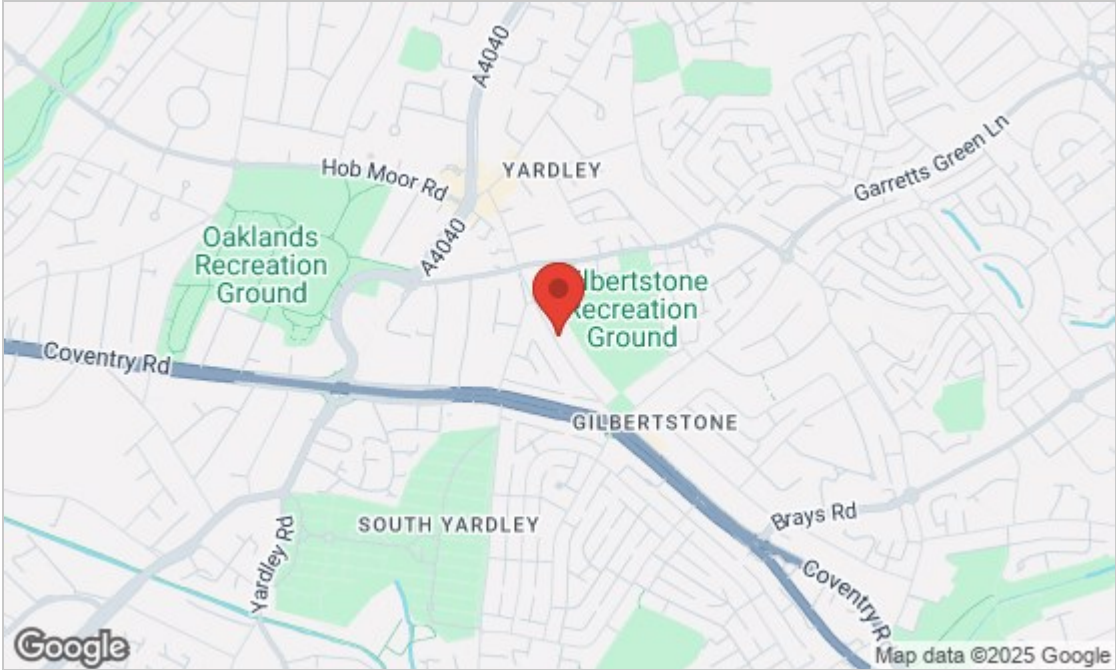
Ground Floor







First Floor



Total area: approx. 180.4 sq. metres (1941.9 sq. feet)



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating				
			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales			EU Directive 2002/91/EC	

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