

# Sandmere Road, Yardley Wood



£260,000

# Sandmere Road, Yardley Wood

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking For Multiple Vehicles
- Good Size Rear Garden
- Refitted Bathroom
- IMMACULATE CONDITIONS
- Detached Garage with Storage Room
- Large Front
- Refitted Kitchen
- Chain Free

**Tenure: Freehold**  
**Council Tax Band: B**

KLARICO Estate Agents would like to proudly introduce this immaculate and unique semi-detached property located within a popular part of Yardley Wood, Birmingham. This fabulous property features ample off-road parking to the front and features a detached garage to the side. A newly renovated property.

The ground floor comprises a living room to the front with access into a spacious kitchen to the rear with space for a dining area. The first floor provides 3 spacious bedrooms along with a newly fitted bathroom. The property benefits from having a spacious rear garden with laid lawn. This property truly stands out from the crowd and benefits from having been completely renovated to a high standard. This property provides potential for a further extension (stpp).

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links including rail and bus. This property sits approx 4 miles from Birmingham City Centre. An ideal property to move right into without having to do any cosmetic work.

## Directions

### Lounge

4.20m x 4.00 (13'9" x 13'1")

Double glazed window to front, wood flooring, ceiling light, wall mounted radiator

### Kitchen

5.00m x 2.90m (16'4" x 9'6")

Double glazed window to rear, tiled flooring, ceiling downlights, worktop, storage cupboards, integrated gas cooker with oven, extractor, drainer sink with mixer tap, plumbing for white goods, designer wall mounted radiator

### Bedroom 1

4.00m x 2.60m (13'1" x 8'6")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

### Bedroom 2

3.30m x 2.80m (10'9" x 9'2")

Double glazed window to front, carpet, ceiling light, wall mounted radiator

### Bedroom 3

3.00m x 2.30m (9'10" x 7'6")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

### Bathroom

2.10m x 2.00m (6'10" x 6'6")

Privacy double glazed window to front, toilet, bath with thermostatic shower unit, vanity wash unit with mixer tap, designer wall mounted radiator, tiled flooring

### Garage

3.50m x 2.50m (11'5" x 8'2")

Detached garage, up and over door

### Storage

4.50m x 3.50m (14'9" x 11'5")

Spacious storage to the rear of the garage

### Rear Garden

Decking, artificial lawn, laid lawn, fence panels to boundaries

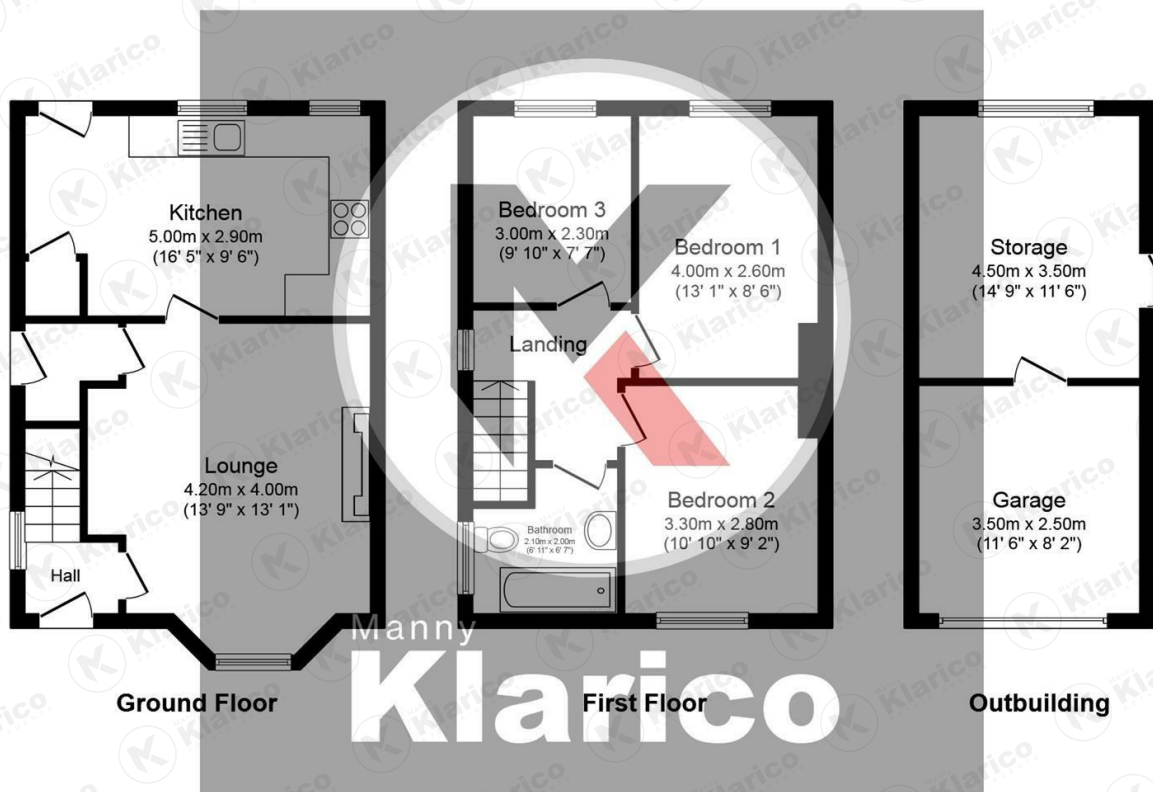


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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		65		(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

Total floor area 96.1 sq.m. (1,034 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

