

# Yardley Road, Yardley



## Offers Over £325,000

Nestled on the charming Yardley Road in Birmingham, this delightful semi-detached house offers a perfect blend of comfort and space, ideal for families or those seeking a serene retreat. Spanning an impressive 1,477 square feet, the property boasts three well-proportioned reception rooms, providing ample space for relaxation and entertainment.

The residence features three inviting bedrooms, each designed to be well-lit and welcoming, ensuring a restful atmosphere. The two bathrooms are conveniently located, catering to the needs of a busy household. The spacious kitchen is a standout feature, equipped with an abundance of storage options, making it a practical space for culinary enthusiasts.

The huge lounge and dining room create a perfect setting for family gatherings or entertaining guests, with plenty of room to accommodate various layouts and styles. The property, built in the late 1940s, retains a sense of character while offering modern conveniences.

For those with vehicles, the property provides parking for up to four cars, a rare find in urban settings. The outdoor space complements the interior, offering potential for gardening or outdoor leisure activities.

This home on Yardley Road is not just a property; it is a place where memories can be made. With its generous living spaces and convenient location, it presents an excellent opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.



# Yardley Road, Yardley

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Gas Central Heating
- Great Condition
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Double Glazing
- Ideal Family Home

## Reception

9'10" x 13'3" (2.99m x 4.04m)

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

## Lounge/Dining Room

18'2" x 11'1" (5.53m x 3.38m)

Double glazed window to front and rear, carpet flooring, chimney breast, ceiling light, skirting, wall mounted radiator

## Open Plan Kitchen

9'4" x 17'8" (2.84m x 5.39m)

Double glazed window to rear and skylight, double glazed door to rear, Lino flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer

## Store Room

Double glazed window to rear, Lino flooring, storage units, worktops, drainer sink with mixer tap

## Bedroom 1

12'7" x 9'9" (3.83m x 2.98m)

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

## Bedroom 2

12'7" x 12'2" (3.83m x 3.72m)

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

## Bedroom 3

8'7" x 8'9" (2.62m x 2.66m)

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

## Bedroom 4

11'5" x 13'3" (3.47m x 4.04m)

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes, door to dressing room

## Dressing Room

5'5" x 11'2" (1.66m x 3.41m)

Carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

## En-suite

9'2" x 7'8" (2.79m x 2.33m)

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, pedestal sink with mixer tap, heated towel rail

## Directions





**Bathroom**

6'1" x 6'7" (1.86m x 2.00m)

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan

**Utility**

2'11" x 5'1" (0.89m x 1.54m)

Double glazed window to rear, worktop, Lino flooring, Plumbing for white goods

**Garden**

Spacious garden, decking, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs

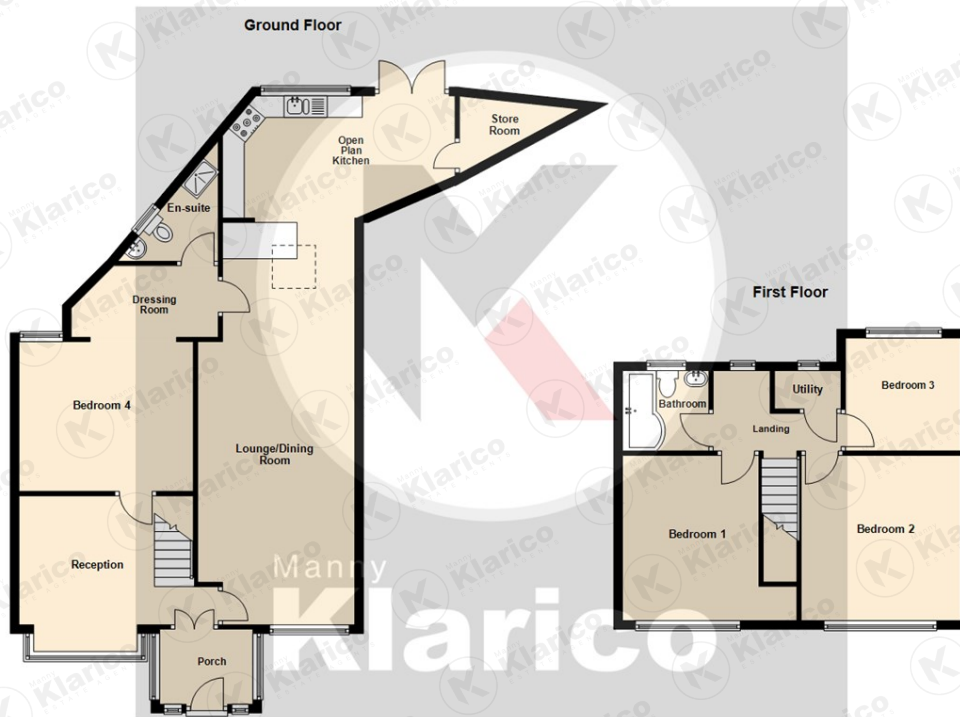


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Total area: approx. 137.2 sq. metres (1477.1 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.  
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Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

