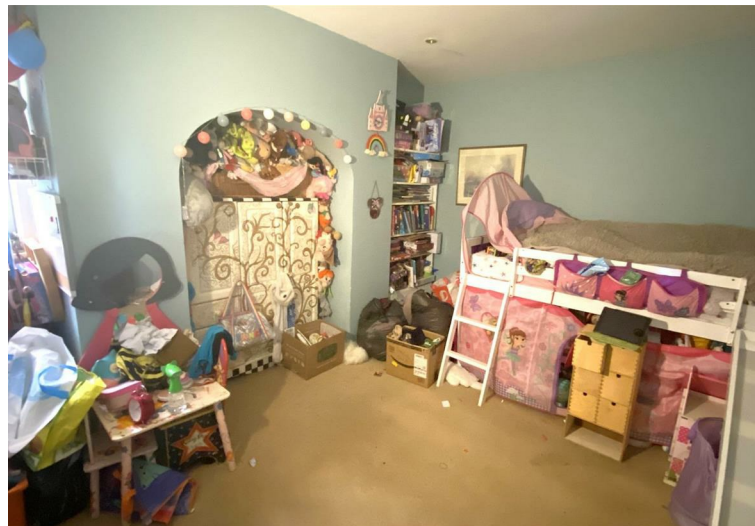




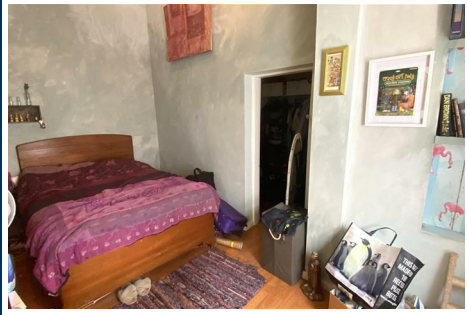
## 222 Yardley Wood Road

Moseley, Birmingham, B13 9JQ

Guide Price £600,000



**\*\* INVESTMENT OR DEVELOPMENT OPPORTUNITY!! CURRENTLY CONVERTED INTO 6 SELF CONTAINED FLATS**  
**\*\* We are delighted to offer to the market this substantial, three storey detached property located in a well desired area, ideally located for all of Moseley's amenities including shops, cafes and restaurants and also local transport links to the City Centre, with the planned Moseley Railway Station just a short walk away. The property is currently converted into six self contained flats comprising of a studio, one bedrooms and a two bedroom Flat and offers an excellent investment opportunity. The property also benefits from a lovely communal garden and front driveway space. The EPC Rating for all flats are TBD. To arrange your viewing please contact our Moseley office.**



### Flat One - Two bedroom

#### Hallway

With Minton tiles and laminate effect flooring, double window to the side overlooking the communal gardens and doors opening into: living room, kitchen, bathroom, bedroom one, bedroom two and access to the cellar.

#### Living Room

17'7" x 12'8" (5.37 x 3.88)

With double glazed bay window to the front aspect, electric heater and ceiling light point.

#### Kitchen

11'6" x 4'3" (3.51 x 1.30)

With wall and base units with work surfaces over, space facility for washing machine, fridge freezer, integrated Beko cooker with hob, window overlooking the living area, electric heater and tiled flooring, tiling to all walls.

#### Shower Room

4'11" x 8'8" (1.5 x 2.65)

With low flush WC, wash hand basin with hot and cold taps, walk-in shower cubicle, extractor fan and double glazed obscured window to the side aspect,

#### Bedroom Two

13'2" x 10'2" (4.02 x 3.12)

With ceiling spotlights, double glazed window to the side aspect, electric heater and ceiling light point.

#### Bedroom One

8'1" x 14'7" walk-in wardrobe 4'9" x 5'8" (2.48 x 4.47 walk-in wardrobe 1.46 x 1.75)

With ceiling spotlights, double glazed window to the side aspect, electric heater, walk-in wardrobe, ceiling light point and door opening into:

#### En-Suite

4'7" x 8'10" (1.42 x 2.7)

With tiled flooring, tiling to all walls, low flush WC, wash hand basin with hot and cold taps, walk-in shower cubicle, ceiling spotlights and double glazed window to the side aspect.

### Flat One A - Studio

#### Living/Kitchen/Bedroom space

17'1" x 11'3" (5.23 x 3.44)

With wooden flooring, two ceiling light points, two double glazed windows to the front and rear aspects, door opening shower room and open walkway into kitchen. With wall and base units, space for cooker and fridge freezer and sink and drainer with hot and cold tap.

#### Shower Room

With low flush WC, walk-in shower cubicle and ceiling light point.

### Flat Two - Two bedroom

The property is approached via a communal area with stairs giving rise to the first floor landing with a wooden front entry door opening into:

#### Hallway

With laminate wood effect floor covering, ceiling spotlights and doors opening into:

#### Open Plan Living and Kitchen

16'3" x 17'3" (4.97 x 5.27)

With continued laminate to flooring, ceiling spotlights, dual rear and front aspect double glazed windows, cream wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with two taps over, further double glaze sash window, integral AEG cooker and hob, space for dishwasher and washing machine and ceiling spotlights.

#### Bedroom

13'0" x 13'4" (3.97 x 4.08)

With ceiling spotlights, double glazed bay window, wall mounted electric heater, laminate to flooring and door opening into:

#### En-Suite Shower Room

3'7" x 10'2" (1.10 x 3.11)

With ceiling spotlights, tiled floor covering, tiling surround, three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, shower cubicle with shower over, opaque sash double glazed window to the side aspect and ceiling extractor fan.

### Flat Three - One bedroom

## Living/Kitchen area

13'4" x 9'7" (4.07 x 2.94)

With entrance opening into a small hallway leading to the open plan kitchen and living space, it has laminate wood effect flooring, two windows onto the side access and an electric heater. The kitchen area has wall mounted kitchen counters and an integrated cooker and hob with ceiling spotlights.

## Bedroom

8'7" x 8'7" (2.63 x 2.62)

With ceiling spotlights, a window to the rear, ceiling spotlights and electric radiator. With a door leading to the bathroom.

## Bathroom

4'1" x 7'6" (1.27 x 2.29)

With wall to floor tiles, an electric shower, a sink basin with separate mixer taps and a toilet.

## Flat Four

With door and steps opening into hallways with access to:

## Living and Kitchen

15'8" max x 14'2" (4.78 max x 4.33)

Living area with laminate wood floor covering, ceiling spotlights and open walkway into Kitchen. With wall and base units with space for dishwasher, washer/dryer and fridge freezer, integrated cooker and hob, ceiling spotlights, double glazed window to the

## Bedroom

With laminate flooring, spotlights, loft access point, double glazed window to the front aspect, electric heaters and door opening into:

## En-Suite

Walk-in shower cubicle with electric shower over, low flush WC, wash hand basin with hot and cold taps, marble effect lino floor covering and tiled walls.

## Flat Five - One bedroom

## Hallway and Storage Cupboard

Front door leading to a hallway with a storage cupboard, hallways leads into the bedroom and kitchen/living space.

## Kitchen/Living space

13'4" x 9'7" (4.07 x 2.94)

With two windows facing the side access, laminate flooring, wall mounted kitchen units with an integrated cooker hob, ceiling spotlights and an electric radiator.

## Bedroom

8'7" x 8'7" (2.63 x 2.62)

With two windows facing the rear, laminate flooring, ceiling spotlights and an electric radiator. The bedroom also has a door leading to bathroom.

## Bathroom

4'1" x 7'6" (1.27 x 2.29)

With wall to floor ceramic tile, an electric shower, toilet and a stand alone sink with separate mixer taps.

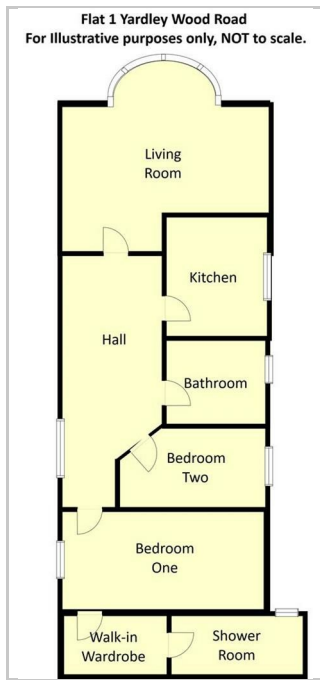
## Garden

With patio area leading to lawned turfed area with fencing and wall to borders.





## Floor Plan



**Flat 2 Yardley Wood Road**  
For Illustrative purposes only, NOT to scale.



**Flat 3 Yardley Wood Road**  
For Illustrative purposes only, NOT to scale.



**Flat 4 Yardley Wood Road**  
For Illustrative purposes only, NOT to scale.



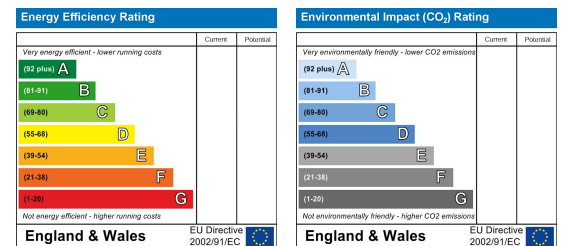
**Flat 5 Yardley Wood Road**  
For Illustrative purposes only, NOT to scale.



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.