



## 23 Yardley Wood Road

Moseley, Birmingham, B13 9JA

Offers In The Region Of £430,000



A lovely four bedroom semi-detached family home, that has been renovated throughout and ideally located; being just a short stroll into Moseley Village with all its well renowned independent shops and restaurants, parks and transport links. The property offers off road parking, entrance hall, a renovated open plan reception room and kitchen/diner allowing a well thought out space for the family, a separate reception room, downstairs WC and access to a well maintained rear garden. To the first floor there are four bedrooms and a family bathroom, the primary bedroom benefits from an en-suite.. Energy Efficiency Rating D. To fully appreciate this accommodation on offer please contact our Moseley office.



### Approach

The property is approached via a driveway providing off road parking and UPVC front entry door opening into:

### Hallway

With storage for gas and electric meters and fuse board, laminate wood effect flooring, central heating radiator ceiling light point, stairs living rise to the first floor landing and doors opening into:

### Reception Room One

15'3" x 11'4" (4.65 x 3.47)

With glazed bay window to the front aspect, French doors giving views and access to the rear garden and ceiling light point.

### Ground Floor WC

4'8" x 2'5" (1.44 x 0.74)

With central heating radiator, under floor heating, tiled walls, wash hand basin with mixer tap, push button low flush WC and ceiling light point.

### Open Plan Living/Dining and Kitchen

10'11" max x 8'7" min x 22'7" (3.34 max x 2.63 min x 6.9)

Living area with double glazed bay windows, central heating radiator, two ceiling light points and open walkway into:

### Kitchen/Diner

16'9" x 17'9" utility space 6'4" x 6'4" (5.11 x 5.42 utility space 1.94 x 1.95)

With tiled flooring, double glazed sliding patio doors giving views and access to the rear garden, ceiling light point, ceiling spotlights, wall mounted radiator, kitchen island with plentiful storage, a selection of wall and base units with wooden effect

worksurfaces, integrated dishwasher, sink and drainer with hot and cold mixer tap, integrated Zanussi five ring burner hon with extractor over, integrated oven, tiling to splash backs, double glazed window, walkway into utility space for double fridge freezer, dryer and washing machine and ceiling light point

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point and doors opening into:

### Bathroom

8'3" x 6'5" (2.54 x 1.96)

With ceiling light point, central heating radiator, wash hand basin in vanity unit with storage below with hot and cold mixer tap, bath with electric shower over, frosted double glazed window to the rear aspect, tiled flooring, tiled surround,

### Bedroom One

11'6" x 9'3" (3.53 x 2.82)

With ceiling light point, double glazed window to the front aspect, central heating radiator, built-in wardrobes and door opening into:

### En-Suite

11'3" x 3'2" (3.45 x 0.97)

With tiled flooring, floating wash hand basin with hot and cold mixer tap, wall mounted radiator, push button low flush WC, double glazed window to the rear aspect and shower cubicle with electric shower over.

### Bedroom Two

8'11" x 11'3" (2.73 x 3.45)

With two double glazed windows to the front aspect, ceiling light point and central heating radiator.

### Bedroom Three

8'8" x 10'11" (2.66 x 3.35)

With double glazed window to the rear aspect, ceiling light point and central heating radiator,

### Bedroom Four

5'8" x 7'4" (1.73 x 2.25)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

### Garden & Patio

A beautifully maintained west facing garden benefiting with a patio area.

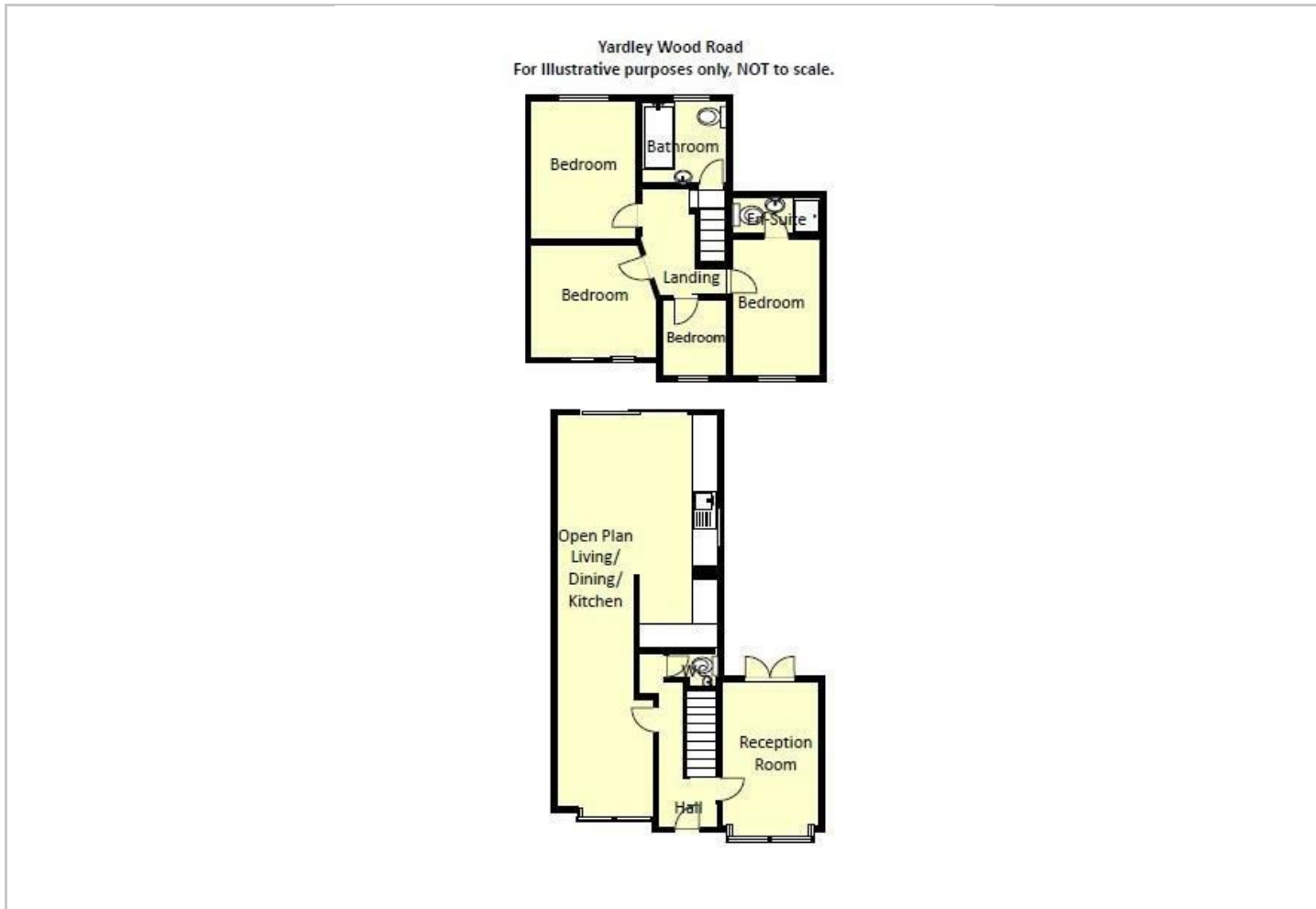
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 23 Yardley Wood Road, Birmingham B13 9JA is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.





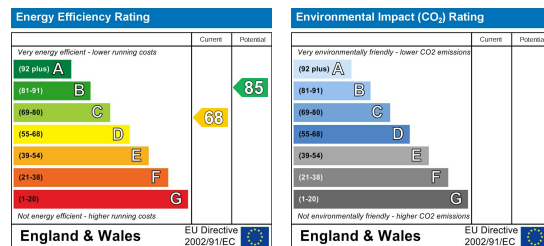
## Floor Plan



## 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.