

Steining Road, South Yardley



£260,000



## Steyning Road, South Yardley

- Reception Room
- Double Glazing
- Well Maintained
- Impressive Kitchen/Diner
- 3 Bedrooms
- Gas Central Heating
- Garden
- Ideal Family Home

**Tenure: Freehold**  
**Council Tax Band: C**

Welcome to this recently renovated semi-detached house in immaculate condition, on Steyning Road, Birmingham!

The property is situated on a quiet sought after road, with off road parking for multiple vehicles, perfect for first time buyers or a growing family.

Downstairs there is a spacious lounge, which has been recently renovated to include a newly fitted gas fire. Leading onto a beautiful Kitchen/Diner, with ample storage and a perfect dining area. Upstairs there is a boarded loft and three bedrooms. Outside, you'll find a nice garden, with decking area leading to a beautiful lawn. There is a large rear garage, with private vehicular access.

Being the perfect home for a young family, there is a primary school within walking distance, as well as shops and other conveniences all in local proximity. There is easy access to public transport links, as well as excellent travel links being situated just off the A45, and with easy access to the motorway - M42 and Birmingham Airport.

Measuring at 1,011 sq ft, this property offers a good amount of space for you to make it your own. Whether you're looking for a cozy family home or a place to host gatherings with friends, this house has the potential to be the perfect setting for your new chapter. Don't miss out on the opportunity to make this house your home sweet home in Birmingham!

### Directions

#### Through lounge

**7.00 x 3.00 (22'11" x 9'10")**

Double glazed bay window to front and rear, double glazed door to rear, laminate flooring, wall mounted radiator, newly refurbished inset gas fire, ceiling lights, skirting, coving to ceiling.

#### Kitchen/Diner

**5.70 x 2.50 (18'8" x 8'2")**

Double glazed windows to front and rear, tile flooring, tiled walls, wall mounted radiator, ceiling lights, generous number of storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap.

#### Bedroom 1

**3.70 x 3.00 (12'1" x 9'10")**

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

#### Bedroom 2

**3.00 x 2.80 (9'10" x 9'2")**

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

#### Bedroom 3

**2.00 x 1.90 (6'6" x 6'2")**

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

#### Shower Room

**2.00 x 1.70 (6'6" x 5'6")**

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, wash basin with mixer tap, heated towel rail, extractor fan.

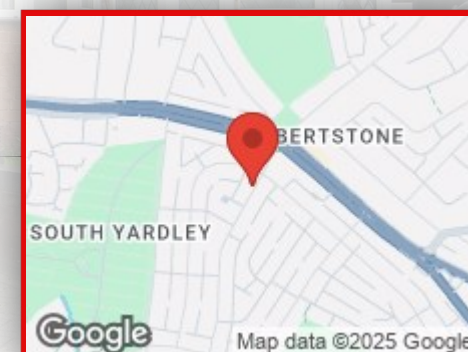
#### Garage

**5.80 x 3.00 (19'0" x 9'10")**

Garage to the rear of property with vehicular access and electric points/sockets, Ceiling light.

#### Garden

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



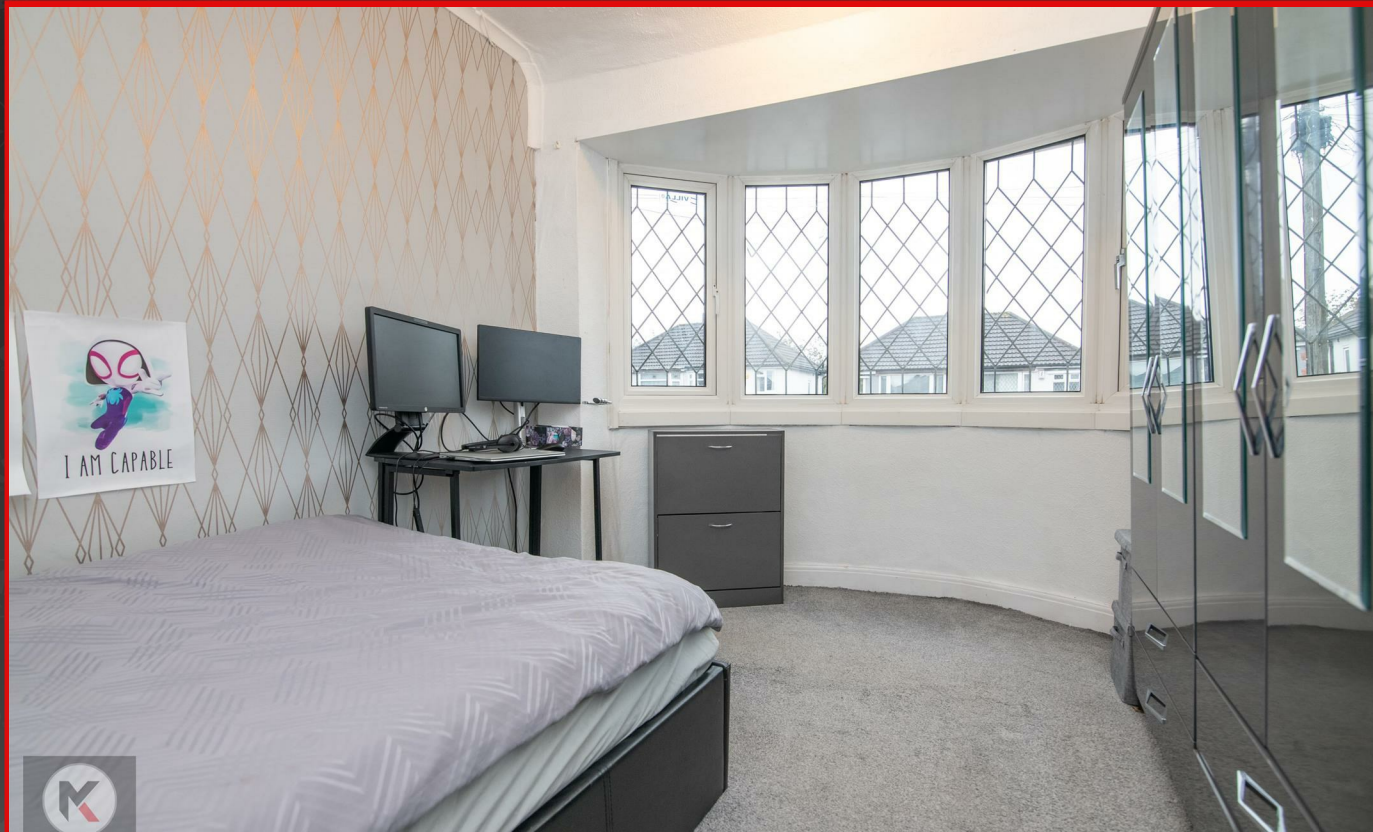


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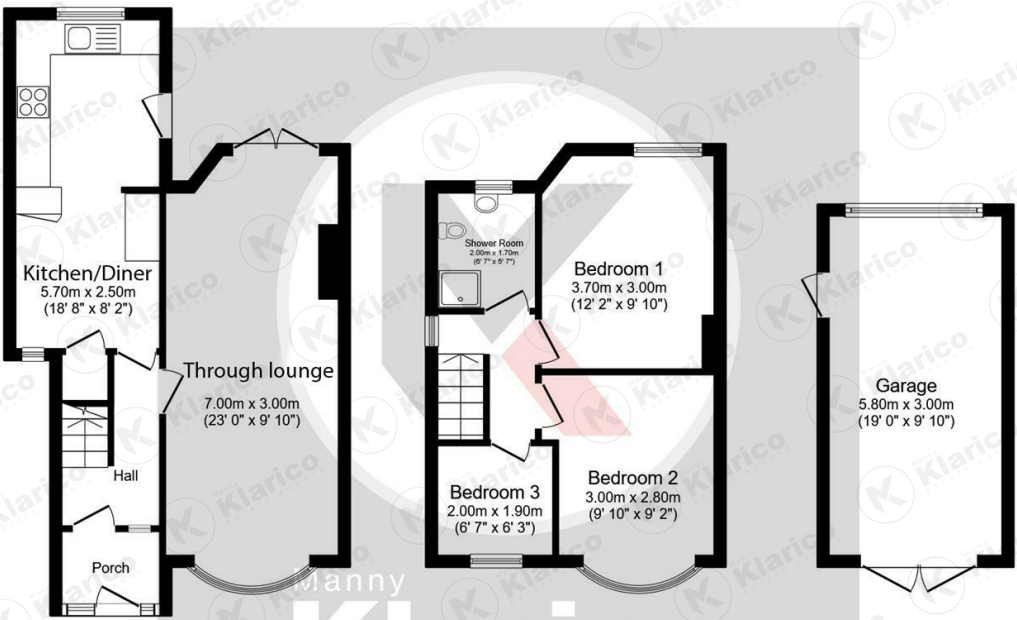




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TOTAL: 93.9 m<sup>2</sup> (1,011 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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