

## Somerland Road, Yardley



**Offers Over £155,000**

Welcome to this charming maisonette located on Somerland Road in the desirable area of Yardley. This property boasts a spacious 711 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day. The property features three lovely bedrooms, offering plenty of space for a good night's sleep. The addition of a utility room provides convenience and extra storage space, making daily chores a breeze.

Lease Term Remaining: 125 Years  
Service Charge: £530 Approx. Annually  
Ground Rent: £10 Annually

One of the highlights of this maisonette is the front and rear garden, perfect for enjoying a morning cup of tea or hosting a summer barbecue with friends and family. The well-lit interiors create a warm and inviting atmosphere, making you feel right at home from the moment you walk in.

Located in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of city life. With easy access to local amenities and transport links, you'll

have everything you need right at your doorstep. Don't miss out on the opportunity to make this lovely maisonette your new home. Book a viewing today and experience the charm and comfort this property has to offer.





## Somerland Road, Yardley

- Reception Room
- Double Glazing
- Well Maintained
- Ideal for First Time Buyers
- 3 Bedrooms
- Gas Central Heating
- Garden
- Ideal Family Home

### Reception

15'1" x 10'11" (4.59m x 3.32m)

Double glazed window to rear, double glazed doors to garden, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting

### Kitchen

8'10" x 7'7" (2.69m x 2.32m)

Double glazed window to rear, tile flooring, splashback tiling, ceiling lights, storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap

### Utility

5'3" x 3'0" (1.59m x 0.91m)

Laminate flooring

### Bedroom 1

13'3" x 9'5" (4.05m x 2.88m)

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

### Bedroom 2

13'3" x 10'5" (4.05m x 3.17m)

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 3

13'3" x 6'8" (4.05m x 2.04m)

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

### Bathroom

8'10" x 4'7" (2.69m x 1.39m)

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit, wash basin with mixer tap, extractor fan

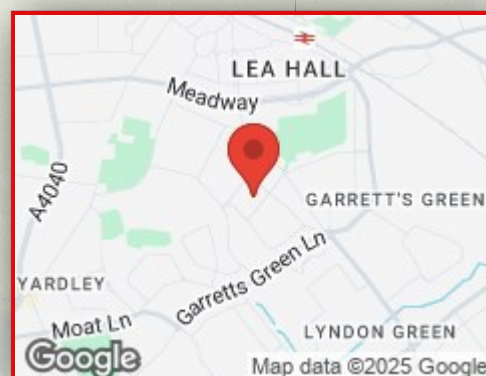
### Front Garden

Fence panels to boundaries, laid lawn

### Garden

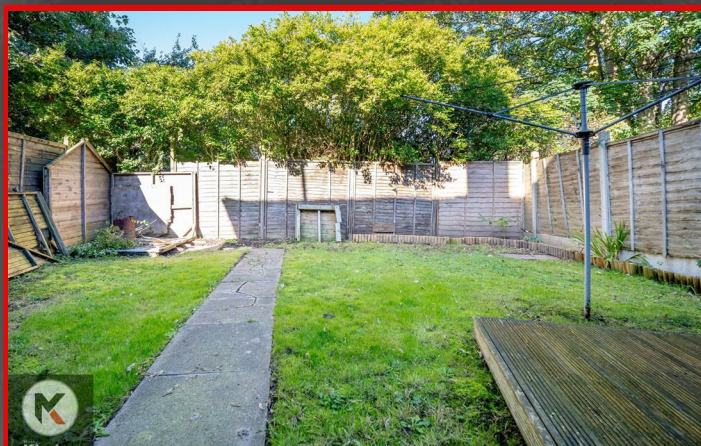
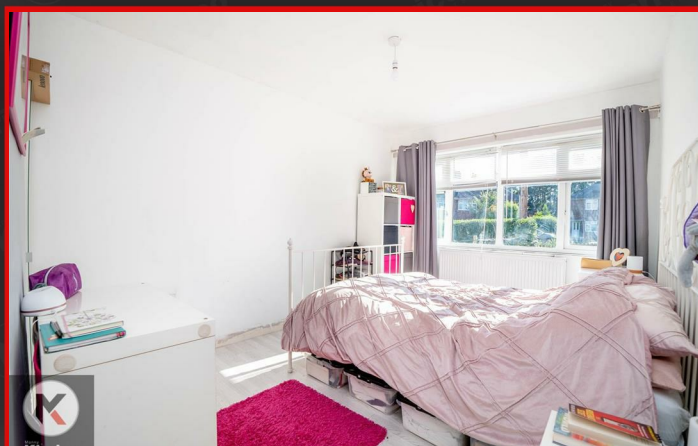
Garden slabs, decking, privacy from rear, Fence panels to boundaries, laid lawn, patio area

### Directions



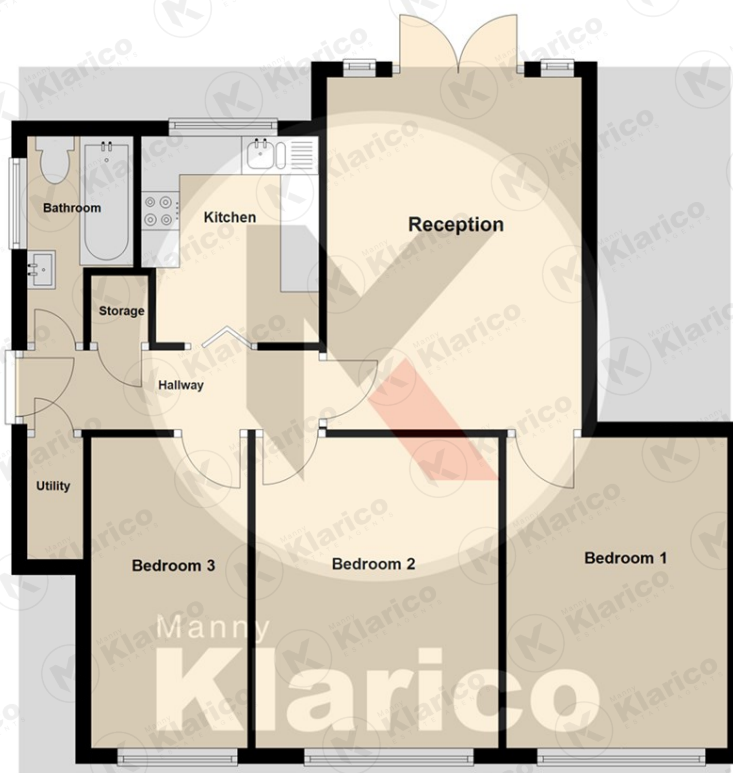


## Somerland Road, Yardley





### Ground Floor



Total area: approx. 66.0 sq. metres (710.8 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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