

Coventry Road, Yardley



4 2 2 D

Offers Over £270,000

Coventry Road, Yardley

- Semi-Detached
- 4 Bedrooms
- Locked garage
- Double Glazing
- Ideal Family Home
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Off-Road Parking
- Gas Central Heating
- Ideal for First Time Buyers

Tenure: Freehold
Council Tax Band: C

Welcome to this stunning semi-detached house located on Coventry Road in Yardley, Birmingham. This property boasts a generous 1,255 sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by not one, but two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The property features four bedrooms, providing ample room for everyone in the family to have their own space.

The highlight of this home is the amazing kitchen and dining area, ideal for preparing delicious meals and hosting dinner parties. The property also includes two bathrooms, ensuring convenience for all residents.

Parking will never be an issue with space for up to four vehicles, making it perfect for families with multiple cars or guests visiting. The off-road parking adds an extra layer of security and convenience to this already impressive property.

Built in the 1940s, this house exudes character and charm while offering modern amenities for comfortable living. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property.

Directions

Reception

4.21m x 3.03m (13'10" x 9'11")

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

Living Room

4.43m x 3.03m (14'6" x 9'11")

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

Kitchen/Dining Room

2.54m x 4.56m (8'4" x 15'0")

Double glazed window to rear, double glazed door to rear, ceramic flooring, splashback tiling, wall mounted radiator, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

Shower Room

3.11m x 0.83m (10'2" x 2'9")

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

Bedroom 1

4.95m x 3.41m (16'3" x 11'2")

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

Bedroom 2

3.28m x 3.03m (10'9" x 9'11")

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

Bedroom 3

4.66m x 3.03m (15'3" x 9'11")

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

Bedroom 4

2.25m x 1.77m (7'5" x 5'10")

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

Bathroom

2.78m x 1.73m (9'1" x 5'8")

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

Garage

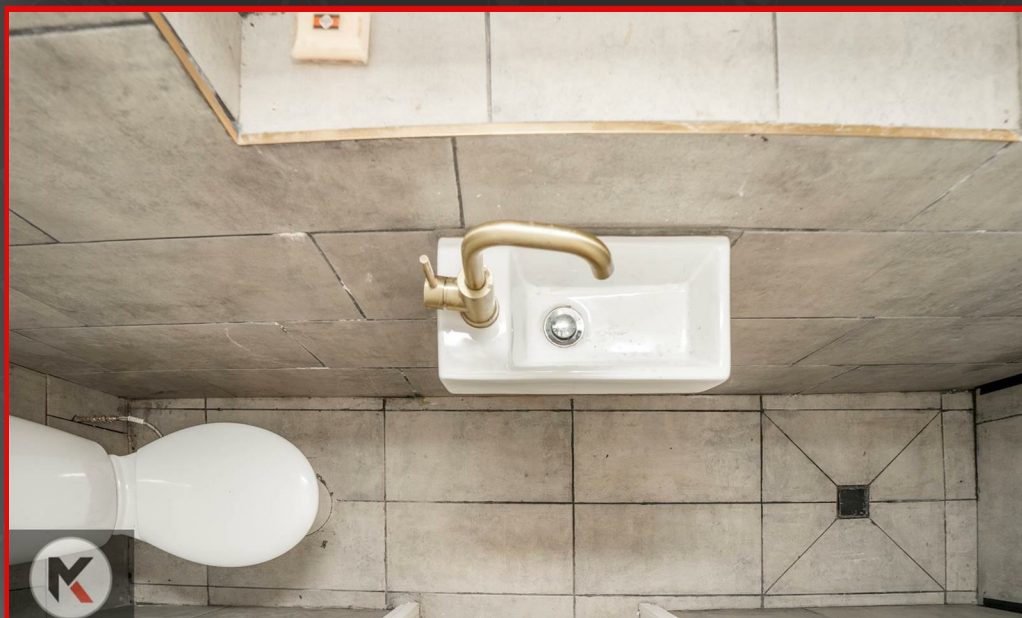
Garage door, ceiling light, concrete flooring, door to garden

Garage

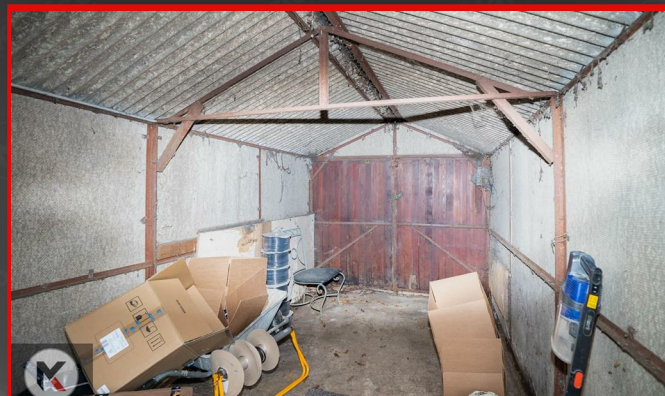
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area



Coventry Road, Yardley

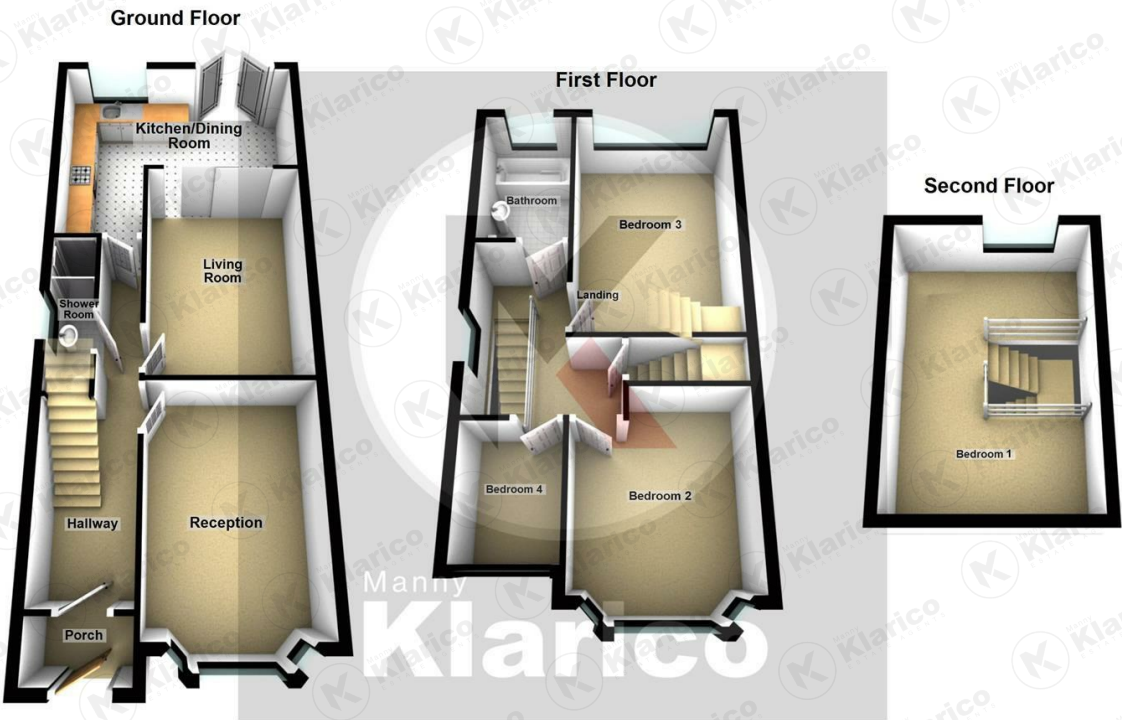


Coventry Road, Yardley



Coventry Road, Yardley





Total area: approx. 116.6 sq. metres (1255.1 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

332 Hob Moats Road
Birmingham
B92 8JT

0121 750 0390

www.mannyklarico.co.uk

