

lily road, Yardley



2



1



2



£249,000

Welcome to Lily Road, Birmingham - a charming end terrace house that exudes character and warmth. This delightful property boasts a spacious garden, perfect for enjoying those quintessentially British summer days.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with a cup of tea after a long day. With two bedrooms and two stunning bathrooms, this house offers comfort and convenience in equal measure.

The highlight of this home is the amazing kitchen and utility rooms, where you can unleash your inner chef and whip up delicious meals for friends and family. The loft room provides additional space for a home office, playroom, or guest bedroom - the possibilities are endless.

Parking will never be an issue with space for up to 5 vehicles, including off-road parking for added convenience. Built in the 1920s, this property seamlessly blends historic charm with modern amenities, offering the best of both worlds. This property features side access for vehicles to be parked to the side and driven to the rear garden. Previous occupiers acquired an additional piece of land which is now part of the garden making this a larger garden.

Don't miss the opportunity to make this house your home - book a viewing today and experience the magic of Lily Road for yourself.



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■ BENEFITS FROM HAVING SIDE VEHICLE ACCESS

- End-Terrace
- 2 Bedrooms
- Out Building
- Garden

Lounge/Dining Room

23'9" x 12'1" (7.24m x 3.69m)

Double glazed bay window to front, Double glazed window to rear, wood flooring, electric fire place, wall mounted radiator, ceiling lights, skirting

Kitchen

15'11" x 6'9" (4.86m x 2.05m)

Double glazed window to side, tile flooring, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer, integrated fridge freezer

Utility

5'10" x 7'10" (1.78m x 2.39m)

Double glazed door to garden, storage units, worktop, tile flooring, Plumbing for white goods, drainer sink with mixer tap

Shower Room

5'9" x 7'10" (1.75m x 2.39m)

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

Bedroom 1

11'8" x 12'1" (3.56m x 3.69m)

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

■ BENEFITS FROM HAVING ACQUIRED ADDITIONAL LAND TO THE REAR GARDEN

- Reception Room
- Impressive Kitchen/Diner
- Lockable off-road parking
- Ideal Family Home

Bedroom 2

11'9" x 6'11" (3.58m x 2.10m)

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

Loft Room

15'0" x 12'1" (4.56m x 3.69m)

Double glazed Velux windows, carpet flooring, skirting, ceiling light, Built up storage units

Directions



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Bathroom

9'4" x 6'9" (2.85m x 2.05m)

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

outbuilding

8'2" x 13'1" (2.50m x 4.00m)

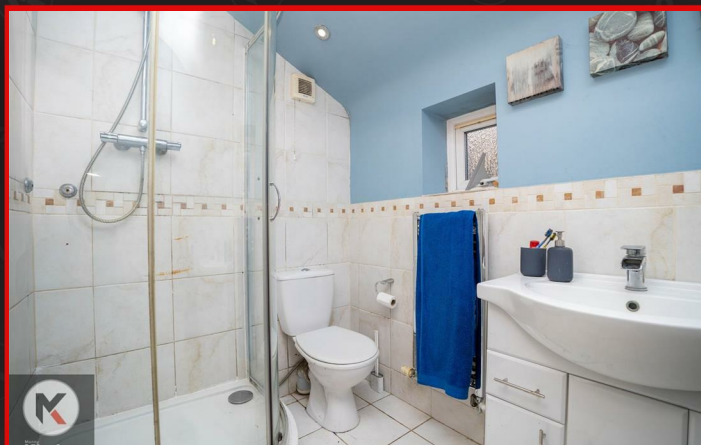
Double glazed window to front and side, wood flooring, skirting, ceiling light

Garden

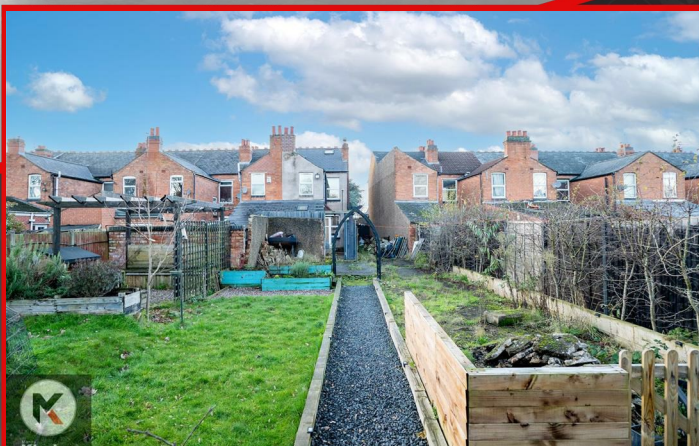
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



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Total area: approx. 109.0 sq. metres (1173.0 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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