for sale

offers over **£800,000** Freehold

Yardley Wood Road BIRMINGHAM B13 9JE

IMPRESSIVE SEVEN BEDROOM house in a popular area with excellent access to local amenities nearby and good transport links to the City Centre. The property boasts AMPLE PARKING for multiple vehicles and a large lounge/dining room and kitchen. The property has THREE BATHROOMS and good sized bedrooms.

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Property Details

Entrance Porch

Double glazed door and window to front access

Entrance Hall

Double glazed window to side, stairs leading to first floor, doors leading to

Lounge/Dining Room 34' 1" max x 34' max (10.39m max x 10.36m max)

L-shaped room, width 12'4" and 13'8". Double glazed bay window to side, double glazed windows to side and rear, French doors to rear, living flame fireplace, wall mounted radiators, sliding door to Kitchen.

Kitchen 20' x 10' 1" (6.10m x 3.07m)

Double glazed door to side access, double glazed window to side, a range of wall and base units, six burner gas cooker with hood, double bowl sink and drainer, breakfast bar, wall mounted radiator, door to Entrance Hall.

Reception Room 18' 7" x 14' 1" max (5.66m x 4.29m max)

Double glazed bay window to front, fire place, wall mounted radiator.

Shower Room

Double glazed windows to side, walk in shower with mixer shower, low level W.C., hand wash basin with vanity, heated towel rail.

First Floor Landing

Double glazed window to side, stairs to second floor, wall mounted radiator, doors to

Bedroom One 16' 10" x 11' 8" max (5.13m x 3.56m max)

Double glazed window to side, wall mounted radiator.

Bedroom Two 9' x 7' 10" (2.74m x 2.39m)

Double glazed window to side, wall mounted radiator.

Bedroom Three 14' 5" x 10' 11" max (4.39m x 3.33m max)

Double glazed window to rear, wall mounted radiator.

Bedroom Four 14' 8" x 13' 2" (4.47m x 4.01m)

Double glazed bay window to front, wall mounted radiator.

First Floor Bathroom

Double glazed window to side, bathtub, low level W.C., hand wash basin.

Second Floor Landing

Double glazed window to front, loft access, door to store room, doors to

Bedroom Five 10' 1" x 9' 5" max (3.07m x 2.87m max)

Double glazed window to rear, wall mounted radiator.

Bedroom Six 14' x 11' 9" (4.27m x 3.58m)

Double glazed window to front, wall mounted radiator.

Bedroom Seven 13' x 10' 9" (3.96m x 3.28m)

Double glazed window to side, fitted wardrobe, wall mounted radiator.

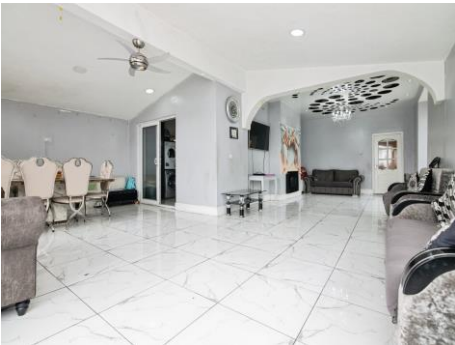## Second Floor Bathroom

Double glazed window to side, bathtub with overhead shower, low level W.C., hand wash basin with vanity.

Front Access

Large paved driveway

Rear Garden

Elevated decking area, lawn, side gate access to front.

Ground Floor

Lounge/Dining Room

Kitchen

Hall

Shower Room

Porch

Reception Room

Ground Floor

First Floor

Bedroom Three

Bedroom One

Bedroom Two

Landing

Bathroom

Bedroom Four

First Floor

Second Floor

Bedroom Five

Bedroom Seven

Bathroom

Landing

Store

Bedroom Six

Second Floor

To view this property please contact Connells on

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Property Ref: KTH310565 - 0002

Tenure:Freehold   EPC Rating: E

Council Tax Band: D

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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