



smarthomes

## Amanda Drive

Yardley, Birmingham, B26 2DB

- A Well Presented & Extended Mid Terrace Property
- Two Good Size Bedrooms With Fitted Furniture
- Impressive Extended Dining Kitchen With Vaulted Ceiling
- No Upward Chain

**£230,000**

EPC Rating 66

Current Council Tax Band B





## Property Description

The property is set back from the road with shared side access leading to the rear garden, a lawned fore garden and block paved pathway extending to UPVC obscure double glazed door leading into

### Enclosed Porch

With double glazed windows, dado rail and UPVC double glazed door leading through to

### Entrance Hallway

With ceiling light point, radiator, dado rail, stairs leading to the first floor accommodation and glazed double doors leading through to



### Lounge to Front

11' 9" x 19' 6" (3.58m x 5.94m) With double glazed bay window to front elevation, two radiators, ceiling light point, electric fireplace with feature stone surround and glazed double doors leading through to

### Impressive Extended Dining Kitchen to Rear

20' 8" x 11' 10" (6.3m x 3.61m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood block effect work surfaces, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, tiling to splashback areas, inset eye-level oven & grill and microwave oven, space and plumbing for washing machine, integrated dishwasher and fridge freezer, radiator, ceiling light points, tiled flooring, double glazed window to rear, UPVC double glazed door leading out to the rear garden, impressive vaulted ceiling with Velux windows and door to lobby



### Ground Floor Shower Room

5' 8" x 5' 2" (1.73m x 1.57m) Having a walk-in shower area with thermostatic rainfall shower, additional shower attachment, grab rail and floor drain, low flush WC, complementary aqua-panelling to walls, non-slip flooring, ladder style radiator, extractor and ceiling light point



### Accommodation on the First Floor

#### Landing

With ceiling light point, built-in airing cupboard housing Worcester Bosch boiler, dado rail, drop down ladder to boarded loft space with Velux window and doors leading off to



### Bedroom One to Front

15' 0" x 9' 9" (4.57m x 2.97m) With two double glazed windows to front elevation, radiator, ceiling light points and a comprehensive range of fitted furniture

### Bedroom Two to Rear

12' 11" x 8' 10" (3.94m x 2.69m) With double glazed window to rear elevation, radiator, ceiling light points and a comprehensive range of fitted furniture



### Family Bathroom to Rear

5' 11" x 5' 6" (1.8m x 1.68m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic rainfall shower, additional shower attachment and glazed screen, low flush WC and vanity wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, radiator, ceiling light point and extractor

### Useable Loft Space

Being accessed via loft hatch with drop down ladder and having storage to eaves, carpeted flooring, light and Velux window



### Low Maintenance Rear Garden

Being block paved for low maintenance with paved terrace, fencing to boundaries, raised shrubbery borders and gated shared side access to front

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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