

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Church Road, Yardley, Birmingham, West Midlands, B25 8XT

£245,000





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Church Road, Yardley,  
Birmingham, West Midlands, B25  
8XT

- Semi Detached House
- Larger Style Property
- Three Generous Bedrooms
- Driveway
- Lounge
- Family Kitchen & Conservatory
- Integral Garage
- Family Rear Garden
- Main Road Location
- Energy Performance Rating D

## EPC Rating

Current: D  
Potential: C

## Council tax band

Band = C

\* SEMI DETACHED FAMILY HOME \*  
THREE GENEROUS BEDROOMS \*  
DRIVEWAY \* CONSERVATORY \*

THIS PROPERTY IS SITUATED ON A MAIN ROAD LOCATION BUT CLOSE TO ALL LOCAL AMENITIES & TRANSPORT LINKS \*\* A LARGER STYLE PROPERTY WITH ROOM TO EXTEND!!  
CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING.  
The property is accessed via a block paved DRIVEWAY providing parking for two vehicles along with an INTEGRAL GARAGE and leading to a double glazed, entrance porch. The property comprises, entrance, hallway, lounge, FAMILY KITCHEN, CONSERVATORY and FAMILY REAR GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and a SHOWER ROOM. The property benefits from central heating and double glazing both where specified.  
Energy Rating D

### Approach

The property is accessed via the main road and a dropped kerb leading to:-

### Driveway

A block paved driveway with timber and brick perimeter to one side and leading to a double glazed entrance porch.

### Entrance Porch

Double glazed door and windows to the front and side with additional double glazed sliding doors into the hallway.

### Hallway

Staircase to first floor, landing. Radiator. Feature wooden flooring. Doors leading to ground floor accommodation.

### Lounge

**16'5" x 10'6" (5.00m x 3.20m)**  
Radiator. Feature wooden flooring. Double glazed patio doors to the rear allowing access to the rear garden.

### Kitchen

**16'5" x 6'3" (5.00m x 1.91m)**  
A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer with mixer tap over. Appliances include a gas hob with extractor canopy over, electric double oven and dishwasher.

Part tiling to the walls. Storage cupboard. Double glazed window and door to the side, allowing further access to the garden. Archway leading into the conservatory.

### Conservatory

10'2" x 8'10" (3.10m x 2.69m)

Double glazed windows to the rear and side with double glazed french doors, giving additional access to the garden.

### FIRST FLOOR

### Landing

Double glazed obscure window to the side. Doors giving access to the first floor accommodation:-

### Bedroom One

12'2" x 9'10" (3.71m x 3.00m)

Double glazed window to the front and radiator. Wood effect flooring.

### Bedroom Two

16'5" x 9'10" (5.00m x 3.00m)

Double glazed window to the rear and radiator. Feature fitted wardrobes. Wood effect flooring.

### Bedroom Three

10'6" x 6'7" (3.20m x 2.01m)

Double glazed window to the rear and radiator. Wood effect flooring.

### Shower Room

Suite comprises of a walk-in shower cubicle with an electric shower over, wash basin with storage underneath. Heated towel rail. Obscure double glazed window to the front. Loft access. Storage cupboard with central heating boiler.

### Separate W.C

With low flush WC. Obscure double glazed window to the side.

### OUTSIDE

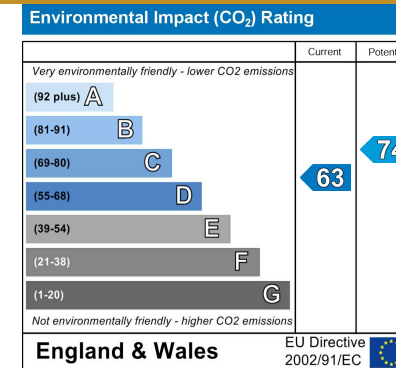
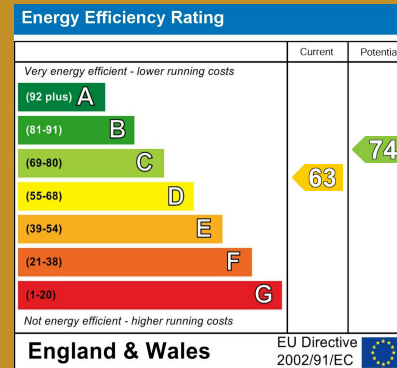
### Rear Garden

Timber fence perimeter with side gate access giving access to the front of the property. The garden is mainly laid to lawn with a block paved, patio area and border shrubbery.

### Garage

17'5" x 7'10" (5.31m x 2.39m)

We've metal doors to the front allowing access to the front of the property. Power, Electric. Plumbing for the washing machine.





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