

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Vera Road, Yardley, Birmingham, West Midlands, B26 1TX

£295,000



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**Vera Road, Yardley, Birmingham,  
West Midlands, B26 1TX**

- Semi Detached House
- Three Bedrooms
- Internal Viewing Essential
- Lounge
- Modern Kitchen & Dining Room
- Driveway
- Conservatory
- Popular Location
- Rear Garden
- Energy Performance Rating D

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

\* SEMI DETACHED HOUSE \*\* THREE BEDROOMS \*\* CONSERVATORY \*\* MUST BE VIEWED! \*\*

THIS WELL PRESENTED, SEMI DETACHED, FAMILY HOME situated in a SOUGHT-AFTER ROAD needs to be viewed to appreciate the standard of accommodation on offer therefore... CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING!! Accessed via a DRIVEWAY, providing parking for two vehicles, the property consists of an enclosed entrance porch, hallway, lounge, kitchen/Dining Room, CONSERVATORY and private rear garden to the ground floor with THREE BEDROOMS and family bathroom to the first floor. The property benefits from central heating and double glazing both where specified.

Energy Performance: D

### APPROACH

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

### Driveway

A driveway with a brick wall to either side and leading to an enclosed entrance porch.

### Enclosed Entrance Porch

With double glazed doors allowing access to a further entrance door into:-

### Hallway

Stained windows to the front. Stairs rising to the first floor landing, radiator , Double glazed window to the side, wood effect flooring, doors leading to:-

### Lounge

**14'10" into bay window x 11'9" (4.52m into bay window x 3.58m)**

Double glazed bay window to the front. Radiator. Decorative wooden fire surround with coal effect, gas fire, marble/stone inset and hearth. Wood effect flooring. Coving to ceiling.

### Kitchen/Dining Room

**17'10" maximum x 12'10" (5.44m maximum x 3.91m)**

A range of wall mounted and floor standing base units with work surfaces over incorporating a one and a half, sink and drainer unit with mixer tap over. Space for a gas oven with extractor canopy over. Partly tiled walls. Double glazed window to the rear. Plumbing for a washing machine. Wood effect flooring. Radiator. Double glazed sliding doors to the rear allowing access to the conservatory.

## Conservatory

12'10" x 8'11" (3.91m x 2.72m)

Part brick built with double glazed windows to the side and rear. Ceiling fanlight. Wood effect flooring. Double glazed french doors to the side allowing access to the rear garden.

## FIRST FLOOR

### Landing

Double glazed window to the side. Doors leading to first floor accommodation:-

### Bedroom One

15'3" into bay window x 10'10" (4.65m into bay window x 3.30m)

Double glazed bay window to the front and radiator.

### Bedroom Two

12'4" x 10'8" (3.76m x 3.25m)

Double glazed window to the rear and radiator.

### Bedroom Three

7'8" x 6'8" (2.34m x 2.03m)

Double glazed window to the front and radiator.

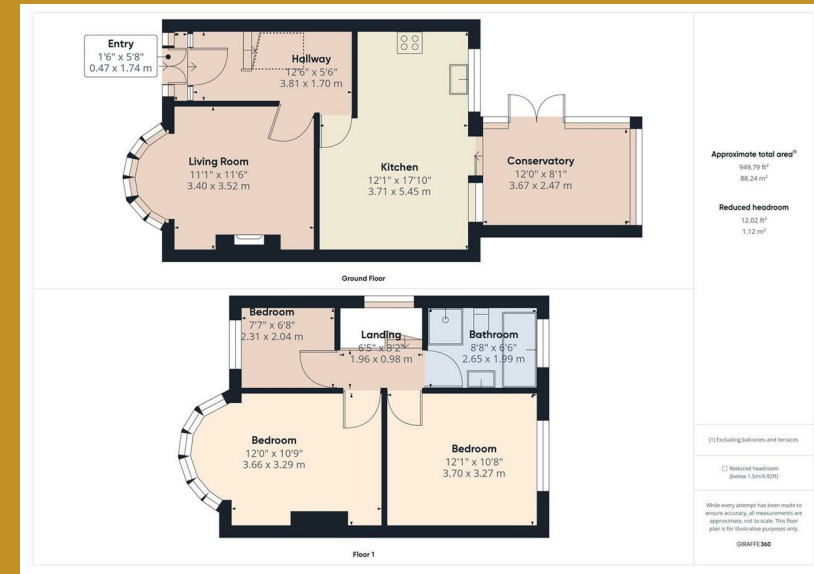
## Family Bathroom

Suite comprising of a shower cubicle with a boiler fed shower over, tiled bath unit, wash basin with storage underneath and low flush w.c. Radiator. Tiling to the walls and flooring. Loft access hatch. Obscured double glazed window to the rear. Ceiling spotlight inset. Ceiling loft hatch.

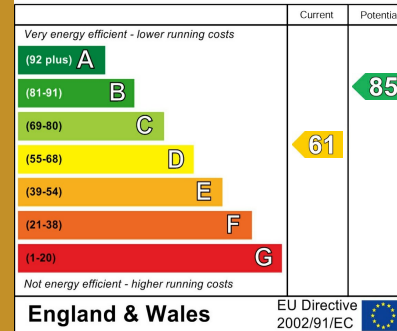
## OUTSIDE

### Rear Garden

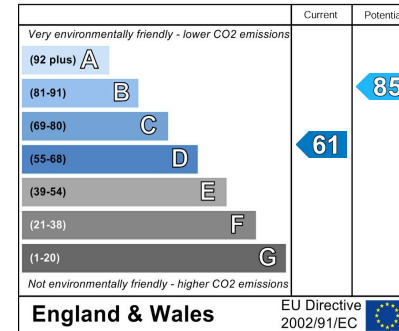
Fence perimeters surrounding the rear garden with side gate giving access to/from the front of the property.. Paved patio area with steps leading to a raised garden area and lawn. Mature shrubbery borders. Outside tap point. Timber storage shed.



## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating





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