

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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

£400,000



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

- Link Detached House
- Four Bedrooms with Usable Loft Space
- Internal Viewing Essential
- Open Plan Kitchen/Dining Area
- Lounge
- Utility Room & Guest W.C
- En-Suite Bathroom
- Rear Family Landscaped Garden & Garage
- Popular Location
- Energy Performance Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band =

* LINK DETACHED FAMILY RESIDENCE *
EXTENDED TO REAR ** MODERN OPEN PLAN
KITCHEN ** FOUR BEDROOMS & USABLE
LOFT SPACE ** INTERNAL VIEWING
ESSENTIAL! *

OMG!! THIS IS A STUNNING FAMILY HOME
WHICH HAS BEEN EXTENDED TO THE SIDE
AND REAR GIVING YOU SO MUCH LIVING
SPACE!!... BUT DON'T TAKE MY WORD FOR
IT...
CALL FOR AN IMMEDIATE VIEWING ON 0121-
783-3422 TO SEE FOR YOURSELF!
The property is approached via a front
garden area with accommodation
comprising of . enclosed entrance, hallway,
OPEN PLAN MODERN KITCHEN/DINING
AREA AND LOUNGE, UTILITY ROOM, GUEST
W.C, BEDROOM WITH EN-SUITE
BATHROOM, rear lobby and LANDSCAPED
REAR GARDEN WITH GARAGE to the ground
floor. To the first floor there are THREE
BEDROOMS, FAMILY BATHROOM AND W.C
WITH A USABLE LOFT SPACE accessed by
an additional spiral staircase from the first
floor.

The property benefits from central heating
and double glazing where specified.
Energy Performance Certificate :D

APPROACH

The property is accessed via the public
footpath and leading to:-

Frontage/Garden

A feature frontage leading to a double
glazed entrance door.

Entrance Hallway

Staircase to first floor landing. Storage
cupboard. Radiator. Feature flooring. Door
leading to ground floor accommodation:-

Lounge

11'7" x 11'1" (3.53m x 3.38m)

Double glazed bay window to the front.
Radiator. Feature flooring. Leading into the
open plan kitchen/dining area.

Open-Plan Kitchen/Dining Area

18'8" x 11'10" (5.69m x 3.61m)

A range of wall and base units with work
surfaces over incorporating a sink and
drainer unit with a mixer tap over. Radiator.
APPLIANCES INCLUDE:- ELECTRIC HOB
WITH EXTRACTOR HOOD, DOUBLE
ELECTRIC OVEN, MICROWAVE, FRIDGE AND
FREEZER AND INTEGRATED DISHWASHER.
Feature flooring and ceiling spot lights. A
door to the side allowing access to the
utility room and double glazed french doors
to the rear leading into the rear
lobby/extension.

Utility Room

13'7" x 7'2" (4.14m x 2.18m)

A range of wall and base units with work
surfaces over. Plumbing for a washing
machine. Ceiling spotlights. A door to the
front leading into the guest W.C. Double
glazed window and door to the side
allowing access to the side of the house
and rear garden.

GUEST W.C

Suite comprises of a low level w.c and wash basin. Ceiling spotlights. Part tiling to the walls. Obscure double glazed window to the front.

Rear Lobby

Feature flooring. Double glazed french doors to the rear. Additional door to the bedroom.

Bedroom One

13'8" x 12'8" (4.17m x 3.86m)

Radiator. Double glazed window and double glazed french doors to the rear allowing further access to the rear garden. A door into the En-Suite Bathroom.

En-Suite Bathroom

Suite comprises of a bath unit with shower attachment, vanity wash basin with storage underneath and low flush w.c. A separate shower cubicle with a boiler fed shower over. Ceiling spotlights. Tiling to the walls and flooring. Obscure double glazed window to the rear.

FIRST FLOOR

Landing

Double glazed window to the side. Doors leading to first floor accommodation. Additional spiral staircase leading to the USABLE LOFT SPACE.

Bedroom Two

13'5" 11'7" (4.09m 3.53m)

Double glazed bay window to the front and radiator.

Bedroom Three

9'6" x 8'1" (2.90m x 2.46m)

Double glazed window to the rear and radiator.

Bedroom Four

7'10" x 6'11" (2.39m x 2.11m)

Double glazed window to the front and radiator.

Bathroom

Suite comprises of a panelled bath unit and vanity wash basin with storage underneath. Part tiling to the walls. Double glazed window to the rear.

Separate W.C

With low flush w.c and double glazed window to the side. Tiling to half height.

Usable Loft Space

19'11" x 11'7" (6.07m x 3.53m)

Double glazed skylight windows to the rear. Radiator.

OUTSIDE

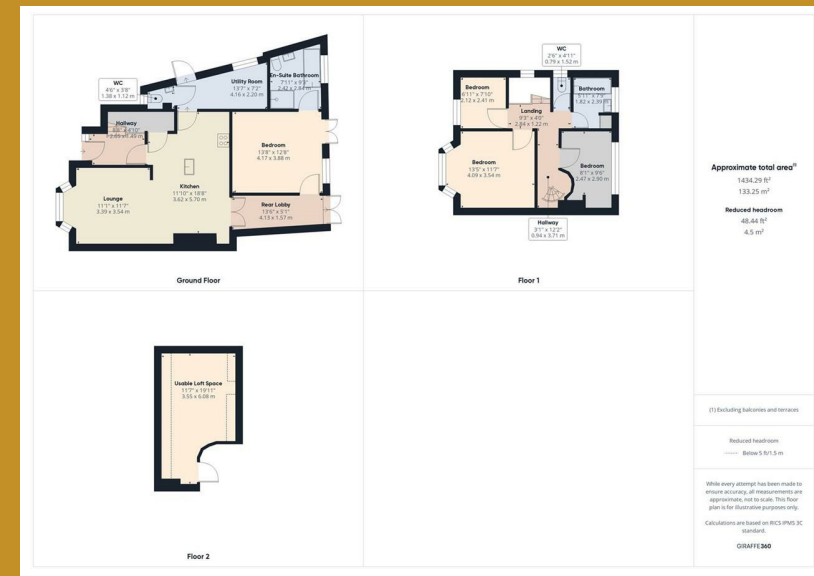
Rear Landscaped Garden

Timber fenced perimeter with a side gate allowing access to/from the front of the property. The rear garden has feature paved, patio areas with mature shrubbery borders, raised pond and timber storage sheds.

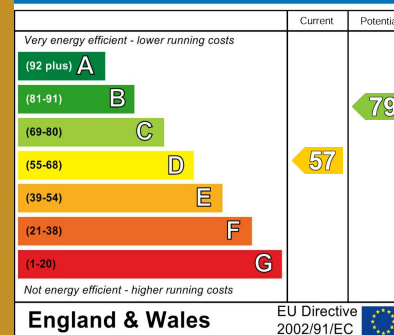
Tandem Garage

22'0" approx x 16'8" (6.71m approx x 5.08m)

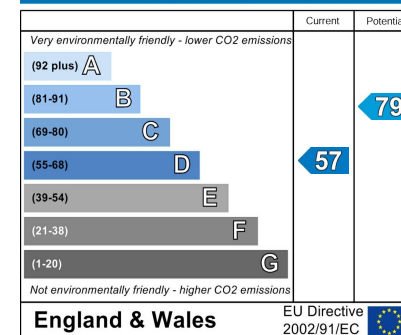
Brick construction with a metal up and over door. Power and lighting.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



0121 783 3422



167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com