



**£270,000**

**Garwood Road, Yardley,  
Birmingham, B26 2AW**

- Semi Detached House
- Good Sized Family Property
- Three Generous Bedrooms
- Family Kitchen
- Lounge
- Driveway & Front Garden
- Sun Room
- Family Rear Garden
- Viewing Essential
- Energy Rating D

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = B

\* SEMI DETACHED HOUSE \* THREE  
GENEROUS BEDROOMS \* DRIVEWAY \*  
360 VIRTUAL TOUR AVAILABLE \*\*

This SPACIOUS PROPERTY OFFERS  
PLENTY OF ROOM FOR ANY GROWING  
FAMILY... tucked away but situated  
close to all local amenities and  
transport links.

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR A VIEWING TODAY!

Accessed via a short service road with  
DRIVEWAY providing parking for two  
vehicles and leading to a double  
glazed entrance door, the property  
comprises: entrance hall, Bathroom,  
FAMILY KITCHEN with appliances  
included, lounge, sun room/utility area  
and LARGE REAR GARDEN to the  
ground floor with THREE GENEROUS  
BEDROOMS on the first floor.

The property benefits from central  
heating and double glazing where  
specified.

Energy Performance Certificate D

### APPROACH

The property is accessed via a short  
service road and leading to:-

### Driveway

A driveway providing parking for two  
vehicles with a footpath leading to a  
double glazed entrance door.

### Entrance Hall

Staircase to the first floor landing.  
Radiator. Tiling to the floor area. Doors  
giving access to the ground floor  
accommodation:-

### Family Bathroom

Suite comprises of a panelled bath  
unit with a tap shower attachment  
and glass screen, wash basin and low  
flush WC. Radiator. Tiling to the walls  
and flooring. Obscure double glazed  
window to the side.

### Kitchen

**8'0" x 7'0" (2.44m x 2.13m)**

A range of wall and base units with  
work surfaces over incorporating a  
stainless steel, sink and drainer unit  
with mixer tap over. Appliances  
include a four ring, gas hob with  
electric oven underneath and  
extractor canopy over. Part tiling to the  
walls. Radiator. Ceiling spotlights.  
Under stairs storage/pantry. Double  
glazed windows to the rear and door  
to the side leading into the Sun Room.



Lounge

16'4" x 11'9" (4.98m x 3.58m)

Double glazed windows to the front end rear. Feature wooden fire around with with a decorative coal effect gas fire. Radiator.

Sun Room

13'6" x 8'0" (4.11m x 2.44m)

Double glazed windows to the side and a double glazed door allowing access to the rear garden. Tiling to the floor area. Utility area with plumbing for the washing machine.

FIRST FLOOR

Landing

Ceiling Loft Hatch. Double glazed obscure window to the rear. Doors giving access to first floor accommodation:-

Bedroom One

16'3" x 9'0" (4.95m x 2.74m)

Double glazed windows to front and rear and radiator.

Bedroom Two

14'2" x 8'4" (4.32m x 2.54m)

Double glazed window to the front and radiator.

Bedroom Three

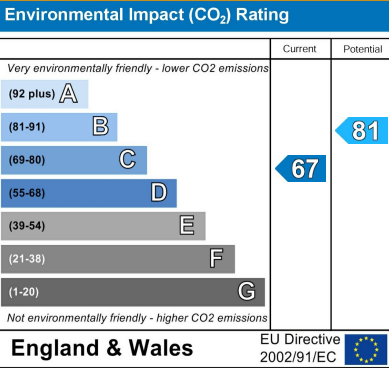
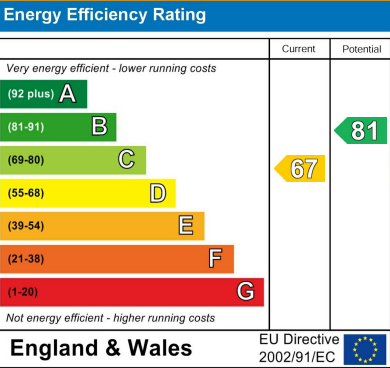
11'9" x 7'10" (3.58m x 2.39m)

Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fence perimeter with side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with mature trees and mature border shrubbery and patio area. Outside tap point. Brick storage.





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