

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rowlands Road, Yardley, Birmingham, West Midlands, B26 1AT

£525,000



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**Rowlands Road, Yardley,  
Birmingham, West Midlands, B26  
1AT**

- Beautifully Presented Detached Family Home
- Situated on the Popular Rowlands Road, Yardley
- Five Bedrooms
- En Suite Shower Room to Master Bedroom
- Entrance Hallway
- Two Reception Rooms
- Kitchen & Dining Area
- Guest W.C & Family Bathroom
- Driveway for Several Cars
- Great Size Rear Garden with Potential to Extend (subject to planning)

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = F

**\*\* BEAUTIFULLY PRESENTED  
DETACHED FAMILY HOME \*\* SOUGHT  
AFTER LOCATION \*\* FIVE BEDROOMS \*\*  
ONLINE 360 VIRTUAL TOUR  
AVAILABLE \*\***

AN OPPORTUNITY TO PURCHASE A SUPERB RESIDENCE , located in one of the premier roads in YARDLEY, This is a fabulous opportunity to buy this EXTENDED PROPERTY EARLY VIEWING IS ESSENTIAL. CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for multiple vehicles and a GARAGE also allowing access to the front of the property which comprises of . entrance porch, reception hallway, TWO RECEPTION ROOMS, SEPARATE DINING AREA / THIRD RECEPTION ROOM, KITCHEN, side passage with GUEST W.C and GENEROUS REAR GARDEN (with potential to extend subject to planning) to the ground floor. To the first floor MASTER BEDROOM WITH EN SUITE SHOWER ROOM, FOUR FURTHER BEDROOMS and a family bathroom with separate w.c.. The property benefits from

central heating, double glazing both where specified.

Energy Performance Certificate :D

### Approach

Access is gain via driveway leading to :

### Porch

With front door to:

### Reception Hallway

Double glazed window to front, stairs to first floor, central heating radiator and doors off:

### Reception One

Double glazed bay window to front, central heating radiator, open fire chimney with decorative surround.

### Reception Two

Double glazed door and window to rear, central heating radiator, gas fire with decorative surround.

### Reception Three / Dining Area

Double glazed window to rear, central heating radiator, storage cupboard and arch to:

### Kitchen

Double glazed window to side, double glazed door to side, fitted with a range

of wall, base and drawer units with work surface over incorporating integrated electric oven, gas hob with extractor over and fridge, sink with mixer tap and drainer.

### Side Passage

Double glazed door to front and rear and Belfast style sink.

### Guest W.C

Double glazed window to side, high level w.c.

## FIRST FLOOR

### Landing

Double glazed window to front, central heating radiator and storage cupboard.

### Master Bedroom / Bedroom One

Double glazed window to front and central heating radiator.

### En Suite Shower Room

Fitted with shower, low level WC, wash hand basin and heated towel rail.

### Bedroom Two

Double glazed window to rear, built in wardrobes and central heating radiator.

### Bedroom Three

Double glazed window to front, built in wardrobes and central heating radiator.

### Bedroom Four

Double glazed window to rear and central heating radiator.

### Bedroom Five

Double glazed window to rear and central heating radiator

### Family Bathroom

Double glazed frosted window to rear, suite comprising panelled bath with shower over and wash hand basin.

### Separate W.C

Double glazed frosted window to side, low level w.c.

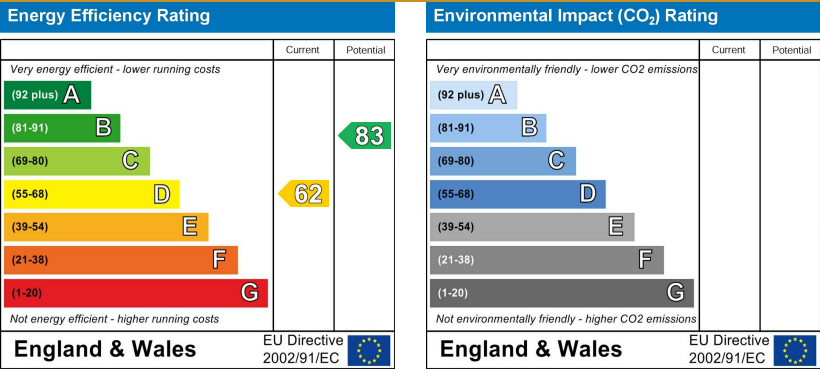
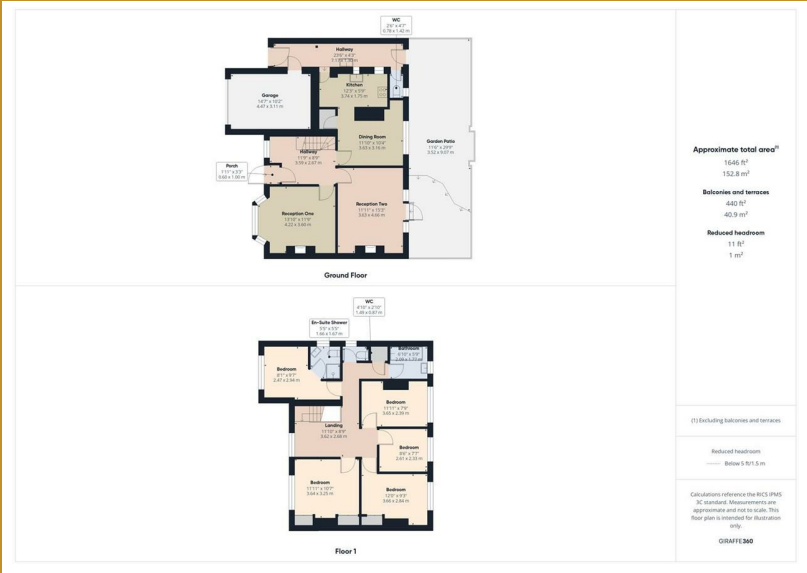
## OUTSIDE

### Rear Garden

Enclosed rear garden with block paved patio area, mainly laid to lawn.

### Garage

Door to front, door to side passage and central heating boiler and plumbing for washing machine





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