



Offers Over £350,000

Queens Road, Yardley, Birmingham, B26 2AL

- Beautifully Presented Extended Terrace Home
- Three Bedrooms
- Open Plan Lounge with Sitting Area and Dining Area
- Fitted Kitchen with Island and Appliances
- Family Shower Room
- Driveway for Several Cars
- Enclosed Low Maintenance Rear Garden
- Second Kitchen in Garden
- Close to Local Schools, Shops and Transport Links
- Early Viewing Essential

EPC Rating

Current: G
Potential: G

Council tax band

Band = B

**** BEAUTIFULLY PRESENTED
EXTENDED TERRACE FAMILY HOME **
SOUGHT AFTER LOCATION **
IMMACULATE INSIDE ** MUST VIEW TO
APPRECIATE *** PLANNING
PERMISSION IN PLACE FOR FURTHER
EXTENSION *****

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

Access is gained via front door to:
hallway, OPEN PLAN LOUNGE, SITTING
AREA, & DINING AREA, BEAUTIFUL
KITCHEN (with appliances), NICELY
PRESENTED REAR GARDEN with
access to SECOND KITCHEN to ground
floor. To the first floor TWO DOUBLE
BEDROOMS, SINGLE BEDROOM AND
and a family SHOWER ROOM. The
property also benefits from a useable
loft space, central heating, double

glazing both where specified.
Energy Performance Certificate
:Awaiting

Approach & Entrance

Off road parking gives access to
double glazed porch door which then
gives access to main entrance door.

Hallway

door to:

Open plan lounge

26'07" x 14'03" (Max) (8.10 x 4.34 (Max))

Double glazed windows to front
elevation, laminated floor, inset ceiling
spot lights, two contemporary odyssey
fire places, gives access to dinning
area and kitchen.

Dinning Area

15'10" x 10'03" (Max) (4.83 x 3.12 (Max))

UPVC double glazed french doors to
rear elevation, porcelain tiled floor,
inset ceiling spot lights, plinth heater
and access to kitchen.

Kitchen

**17'08" x 12'08" (Max) (5.38 x 3.86
(Max))**

Double glazed french doors to rear
elevation, porcelain tiled floor, tiled to

splash prone areas, access to storage room which has plumbing, inset ceiling spot lights, a range of magnet wall and base units with a roll top work surface over incorporating a single sink drainer unit with mixer tap over, integrated fridge freezer & washing machine, tumble dryer, also integrated oven & grill, centre breakfast bar with an integrated electric cooker with an over head extractor fan and a plinth heater.

Landing

Access to three bedrooms.

Bedroom One

14'03" x 11'10" (Max) (4.34 x 3.61 (Max))
 Double glazed window to front elevation, double glazed window to rear elevation and laminated floor.

Bedroom Two

8'02" x 7'10" (Max) (2.49 x 2.39 (Max))
 Double glazed window to rear elevation, radiator and laminated floor.

Bedroom Three

11'10" x 11'03" (Max) (3.61 x 3.43 (Max))
 Double glazed window to front elevation, fitted wardrobes, radiator and double doors which give access to a loft room.

Shower Room

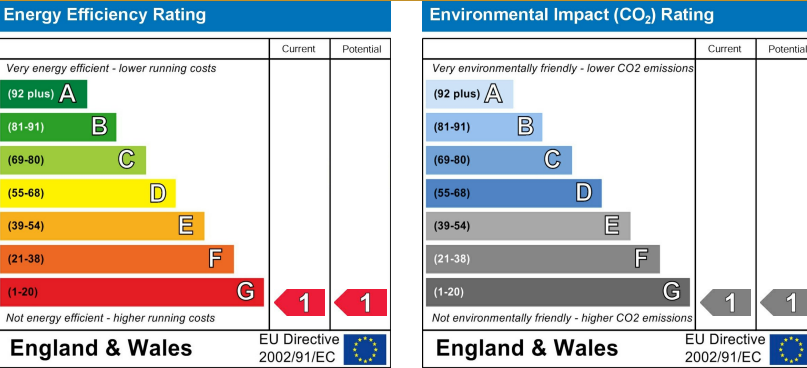
8'01" x 5'00" (Max) (2.46 x 1.52 (Max))
 Double glazed window to rear elevation, laminated floor, tiled walls, suite comprising of a shower cubicle, wash basin with vanity unit, w/c and a towel / radiator.

Rear Garden

Block paved patio area, astroturf, shed and access to Second Kitchen

Second Kitchen

Double glazed window to side, fitted with a range of wall base and drawer units with worksurface over, stainless steel sink and drainer, oven hob and extractor and tiled floor.





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