



Auction Guide £360,000

Vicarage Road, Yardley, B33 8PH

- No Upward Chain
- Semi Detached Home
- Three Bedrooms
- Two Reception Room
- En Suite to Master Bedroom
- Rear Garden
- Driveway and Garage
- Shower Room
- Great Location Close to Local Schools, Shops and Transport Links
- Early Viewing Essential

EPC Rating

Current: D
Potential: C

Council tax band

Band = E

**** NO UPWARD CHAIN **SEMI
DETACHED FAMILY RESIDENCE
SITUATED IN A MOST SOUGHT AFTER
LOCATION IN YARDLEY ** THREE
BEDROOMS ** TWO RECEPTION
ROOMS ****

This TRADITIONAL FAMILY HOME is A MUST SEE. Close to local schools, shops and transport links.
CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!! to avoid disappointment.

The property is situated on VICARAGE ROAD, YARDLEY.

Accessed via a pathway with DRIVEWAY for several cars, the property comprises of: Entrance hallway TWO RECEPTION ROOMS, KITCHEN and guest W.C all on the ground floor.

First floor comprises of MASTER BEDROOM WITH EN SUITE, SINGLE BEDROOM AND FAMILY SHOWER ROOM.

The property also benefits from central heating and double glazed (both where specified) The property is freehold and in a conservation area.

Energy Rating: E

APPROACH

access is gained via driveway leading to:

Hallway

Stairs to the first floor, central heating radiator and doors off:

Reception One

10'10 x 13'2 (3.30m x 4.01m)

Double glazed bay window to front and central heating radiator.

Reception Two

10'11 x 15'8 (3.33m x 4.78m)

Double glazed window to rear and central heating radiator.

Kitchen

9'8 x 13'8 (2.95m x 4.17m)

Double glazed window to front and side, central heating radiator. Fitted with a range of matching wall base and drawer units with work surface over, sink and drainer units with mixer tap over. Oven hob and extractor.

FIRST FLOOR

Landing

Double glazed window, central heating radiator and doors off :

Bedroom One

14'1 x 13'7 (4.29m x 4.14m)

Double glazed window to front and side and central heating radiator.

En Suite Bathroom

Double glazed frosted window to side, suite comprising panelled bath, pedestal wash hand basin.

Bedroom Two

10'11 x 13'2 (3.33m x 4.01m)

Double glazed window and central heating radiator.

Bedroom Three

10'11 x 10'9 (3.33m x 3.28m)

Double glazed window and central heating radiator.

Shower Room

Double glazed window to side, central heating radiator, suite comprising shower cubicle low level w.c and pedestal wash hand basin.

OUTSIDE

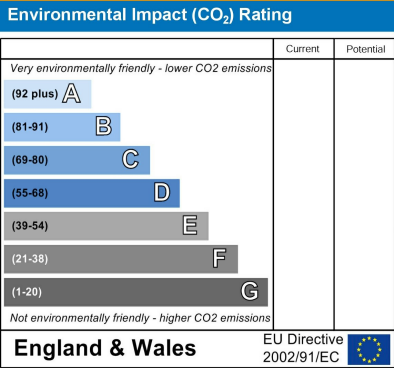
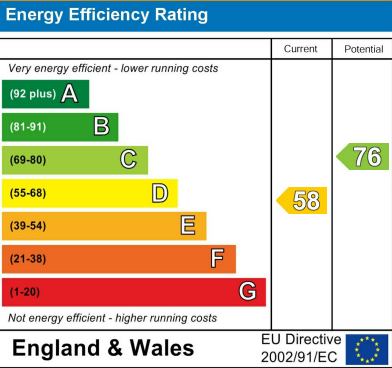
Rear Garden

Patio are and lawned are

Garage

16'7 x 14'11 (5.05m x 4.55m)

Up and over door





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