

# Barratt Last

## ESTATE AGENTS

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### THE VILLAS, DOVE CLOSE, YARDLEY, B25 8YD

**£325,000 FREEHOLD**

- Immaculate 4 Bedroomed Detached Residence
- Two Reception Rooms
- Fitted Guests Cloakroom
- Central Heating & Double Glazing
- Pleasant Cul-de-sac Location
- Spacious Fitted Kitchen
- En-suite Shower Room & Family Bathroom
- No On-Going Chain

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Immaculate Freehold Detached residence, situated in a pleasant cul-de-sac location. The property benefits from central heating and double glazing. Hallway, Fitted Guests Cloakroom, Two Reception Rooms, Spacious Fitted Kitchen, FOUR Bedrooms, En-suite Shower Room, Family Bathroom, Integral Garage and gardens. Very realistically priced for a quick sale. NO ON-GOING CHAIN.

## GROUND FLOOR

### Recessed Porch Entrance

#### Hallway

Central heating radiator, access doors to garage and:-

#### Fitted Guests Cloakroom

Low flush w.c., pedestal wash hand basin with tiled splashback, central heating radiator, tiled floor covering, window.

#### Dining Room

14'5" x 8'10" (4.39m x 2.69m)

Double glazed bay window to front, carpet as laid, central heating radiator.

#### Lounge

16'8" x 10'10" (5.08m x 3.30m)

Double glazed French doors and side window panels to rear, carpet as laid, central heating radiator.

### Spacious Fitted Kitchen

12'6" x 10'1" (3.81m x 3.07m)

Matching fitted base and wall units, work surfaces, 1 and 1/4 bowl single drainer stainless steel sink, 'built-in' oven and 4 ring gas hob unit with cylindrical cooker hood air extractor fan above, central heating radiator, tiled floor covering, sunken spot light fittings to ceiling, double glazed French doors and side window panels to rear.

## FIRST FLOOR

#### Landing

Double glazed window, carpet as laid, store cupboard, loft access.

#### Bedroom 1

13'7" x 12'9" (4.14m x 3.89m)

Double glazed window to front, carpet as laid, central heating radiator.

#### En-suite Shower Room

8'1" x 3'10" (2.46m x 1.17m)

Part tiled walls, shower area with glazed screens and shower fitment, wash hand basin, low flush w.c., chrome central heating radiator, double glazed window.

#### Bedroom 2

12'8" x 12'3" (3.86m x 3.73m)

Double glazed window to rear, carpet as laid, central heating radiator.

#### Bedroom 3

12'9" x 9'0" (3.89m x 2.74m)

Double glazed window to rear, carpet as laid, central heating radiator.

#### Bedroom 4

13'1" x 8'6" (3.99m x 2.59m)

Double glazed window to fore, carpet as laid, central heating radiator.

#### Family Bathroom

Panelled bath, overbath shower fitted, glazed shower screen, pedestal wash hand basin, low flush w.c., double glazed window, chrome central heating radiator, part tiled walls, tiled floor covering.

## OUTSIDE

### Integral Garage

17'4" x 8'4" (5.28m x 2.54m)

Housing the gas fired central heating boiler.

#### Gardens

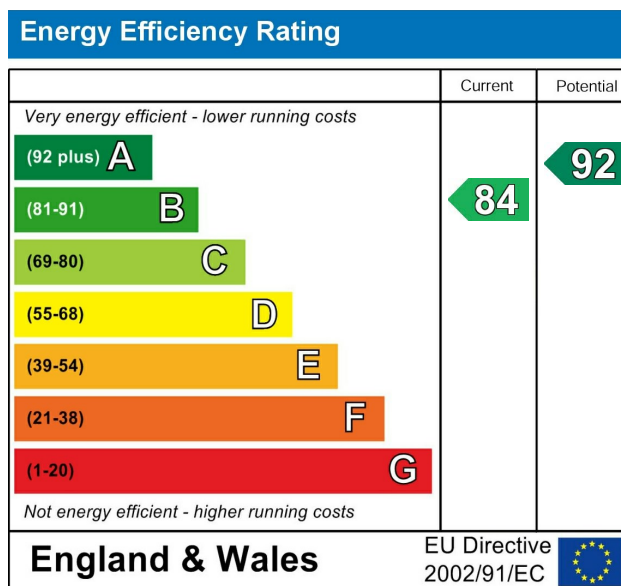
To the fore, lawn and tarmac driveway providing 'off road' car parking.

Gated side access leads to the rear garden with patio, lawn, garden shed and screen fencing.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties to have this information verified by a Legal Representative.

Council Tax - Band E - Birmingham City Council.



## HOME TO SELL?

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