



Firth Drive, Yardley Wood

Offers In Excess Of £290,000

- PORCH
- LOUNGE
- CONSERVATORY
- MODERN BATHROOM
- FRONT DRIVEWAY
- HALLWAY
- MODERN KITCHEN DINER
- FOUR GENEROUS BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- VIEWING ESSENTIAL

Firth Drive is a modern cul-de-sac located off Yardley Wood Road which links from the High Street in Solihull Lodge and runs into Moseley and beyond. Along its length in the vicinity of the grove are local shops within Yardley Wood shopping centre on the roundabout. Local schooling can be found within the area and all education facilities are subject to confirmation from the Education Department at Birmingham City Council.

Alternatively one could continue along High Street from Solihull Lodge into Maypole Lane, and up to The Maypole where there is a Sainsburys Superstore and other shopping facilities on the retail park opposite and access to the M42 motorway at Portway via the A435 Hollywood By Pass.

Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham and Yardley Wood Railway Station is also on the bus route.

The property is set back from the road behind a full width block edge tarmac driveway, a UPVC double glazed door opens into the

PORCH

Having UPVC glazed window to the front with storage cupboard and door into the

HALLWAY

Having stairs to first floor accommodation, two ceiling light points, understairs storage, central heating radiator and doors into the kitchen and

LOUNGE

17'9 x 10' (5.41m x 3.05m)

Having central heating radiator, two ceiling light points, door leading to storage room and UPVC double glazed french doors leading to the

CONSERVATORY

13'10 x 8'01 (4.22m x 2.46m)

With double glazed windows, self cleaning glass roof, wall mounted electric heater and double glazed french doors to the rear garden

KITCHEN/DINER

12'10 x 11'05 (3.91m x 3.48m)

Modern fitted kitchen having wall, base and drawer units, incorporating sink and drainer, 4 gas ring hob, with extractor over. Double oven and grill, integrated microwave, fridge and washing machine, a breakfast bar, central heating vertical radiator, two ceiling light points, UPVC double glazed window and door into the

BEDROOM 2

15'06 x 7'05 (4.72m x 2.26m)



Having UPVC double glazed window to the front, recessed ceiling spot lights and central heating radiator

LANDING

Having cupboard housing central heating boiler, loft access, ceiling light point and doors to three bedrooms and bathroom

BEDROOM 1

14'07 x 8'10 (4.45m x 2.69m)

Having UPVC double glazed window to rear and ceiling light point

BEDROOM 3

11'8 x 8'7 (3.56m x 2.62m)

Having UPVC double glazed window to front, ceiling light point

BEDROOM 4

8'10 x 7'2 (2.69m x 2.18m)

Having storage cupboard, ceiling light point and UPVC double glazed window to rear

BATHROOM

8'06 x 5'05 (2.59m x 1.65m)

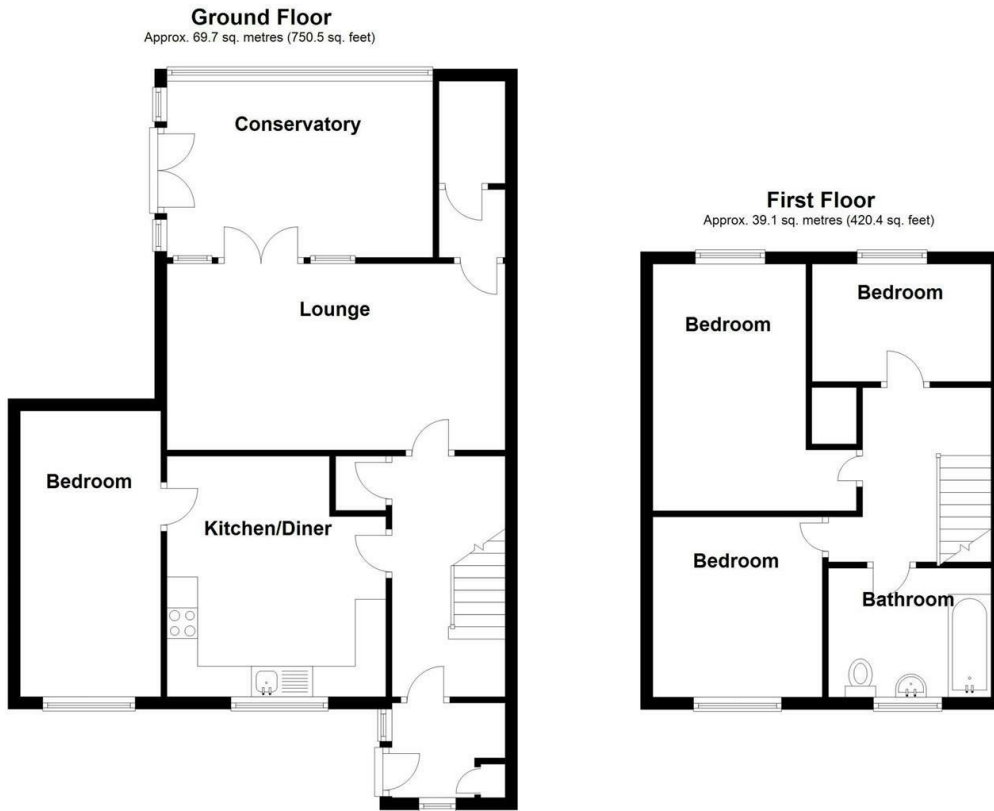
Having bath with shower over, low level w.c., wash hand basin in vanity unit, heated towel rail and UPVC double glazed window to rear

REAR GARDEN

Having paved patio and decking area, fencing to boundaries and hedging to rear.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 108.8 sq. metres (1170.9 sq. feet)

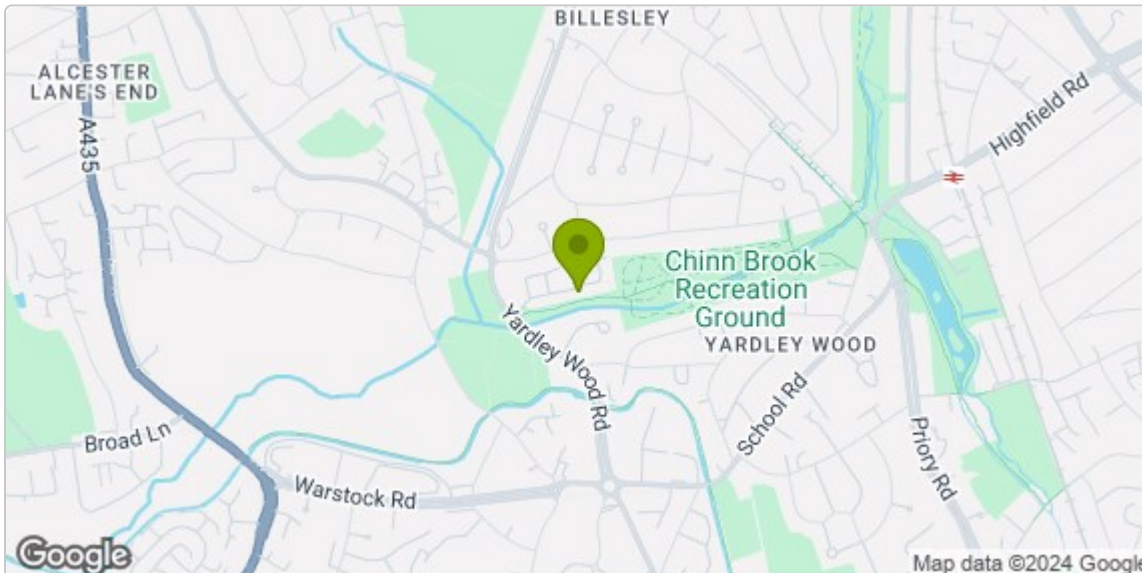
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
43 Firth Drive Yardley Wood
Birmingham B14 4DL

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	