



Vera Road,  
£260,000

- Energy Rating C
- A Larger Style Semi Detached Property
- Immaculately Presented Throughout
- Three Bedrooms - Through Lounge



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# Vera Road, Birmingham

## £260,000

SEEING IS BELIEVING: this larger style, traditional semi detached home. An internal viewing is highly recommended, to appreciate the size and condition, of this family home. The property is located on a sought after road; benefits from good local amenities, and comprises: three bedrooms, through lounge, extended kitchen diner, family bathroom, gas central heating system, double glazing, off road parking, double garage to rear, attractive rear garden. CALL TODAY. Energy Rating C.

### GROUND FLOOR

#### ENTRANCE HALL

Having stairs to first floor, radiator, under-stairs storage cupboard and doors to:

#### THROUGH LOUNGE

3.47m (max) x 7.03m (min excluding bay) (11'5" (max) x 23'1" (min excluding bay))

Having a double glazed bay window to front, two radiators, living flame gas fire with a feature surround and a sliding patio door to kitchen diner.

#### EXTENDED KITCHEN DINER

5.09m x 2.09m (16'8" x 6'10") -L Shape 2.02m x 2.90m (6'8" x 9'6")

Being fitted with a range of wall and base units with work-surfaces over, one and a half bowl sink and drainer unit, tiled to splash prone areas, built in electric double oven, gas hob with filter hood over, integrated fridge; freezer, washing machine and tumble dryer, radiator, double glazed windows to rear and door to rear garden.

### FIRST FLOOR

#### LANDING

Having a double glazed window to side and doors to:

#### BEDROOM 1

3.25m x 3.63m (10'8" x 11'11")

Having a double glazed window to rear and radiator.

#### BEDROOM2

3.25m (max into bay) x 4.17m (max into bay) (10'8" (max into bay) x 13'8" (max into bay))

Having a double glazed bay window to front and radiator.

#### BEDROOM 3

2.01m x 2.37m (6'7" x 7'9")

Having a double glazed window to front and radiator.

#### FAMILY BATHROOM

Being fitted with a three piece suite comprising: bath with electric shower over, pedestal wash hand basin, close coupled w/c, tiled to walls, radiator, loft access and frosted double glazed windows to side/rear.

#### REAR GARDEN

Having a patio area to forefront, lawn section, flower beds, fencing to perimeter and access to:

#### DOUBLE GARAGE

Having access to rear communal driveway.

### FLOORPLAN

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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