



Coventry Road, Yardley Birmingham







## Property Description

A fantastic price for a four bedroom property on this very popular road in Sheldon. The property is in great condition and would easily accommodate a large family. We expect high demand so viewings are essential! Book now before this dream property is sold 0121 742 1725.

## Approach

Block paved driveway providing off road parking leading to:

## Entrance Porch

Obscure UPVC double glazed leaded and stained door with matching side windows into:

## Entrance Hall

Laminate flooring, central heating radiator, stairs to first floor and telephone socket.

## Living Room

12' 4" into bay x 10' 11" ( 3.76m into bay x 3.33m )  
UPVC double glazed bay window to front elevation, laminate flooring, central heating radiator and ceiling light point.

## Living Area

11' 11" x 9' 11" ( 3.63m x 3.02m )  
Gas fire, TV aerial and central heating radiator.

## Kitchen

14' 7" x 14' 10" ( 4.45m x 4.52m )  
A range of wall and base units with granite effect work surface, incorporating an inset bowl sink/drainers with mixer tap, space for a range oven, tiled to splashback areas, ceramic floor tiling, central heating radiator and spotlights to ceiling.

## Utility Room

5' 11" x 5' 11" ( 1.80m x 1.80m )  
Work surface, plumbing and space for washing machine, further appliance space and ceramic tiling to walls.

## Shower Room

6' 7" x 5' 10" ( 2.01m x 1.78m )  
Work surface, plumbing and space for washing machine, further appliance space and ceramic tiling to walls.

## Bedroom Four

8' 5" x 6' 5" ( 2.57m x 1.96m )  
UPVC double glazed window to rear elevation, central heating radiator and laminate flooring.

## Landing

Obscure UPVC double glazed window to side elevation and loft access.

## Bedroom One

14' 8" x 14' 10" ( 4.47m x 4.52m )

UPVC double glazed window to rear elevation, spotlights to ceiling and central heating radiator.

## Bedroom Two

12' 10" into bay x 11' ( 3.91m into bay x 3.35m )

UPVC double glazed bay window to front elevation, laminate flooring and central heating radiator.

## Bedroom Three

14' 2" x 10' ( 4.32m x 3.05m )

UPVC double glazed window to rear elevation and central heating radiator.

## Bathroom

8' 7" x 5' 5" ( 2.62m x 1.65m )

Obscure UPVC double glazed window to front elevation, panelled bath with mixer tap and shower attachment, WC, pedestal wash hand basin, heated towel rail and ceramic tiling to walls and flooring.

## Garden

Low maintenance rear garden, paved patio area and fence to boundaries.

## Garage

Double doors, light point and power socket.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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