



Queens Road, Yardley, Birmingham



Queens Road, Yardley, Birmingham, B26 2AS

for sale offers over
£340,000



Property Description

PERFECT LOCATION! On a DESIRABLE ROAD in YARDLEY this is a fantastic semi with THREE LARGE BEDROOMS! A superb FAMILY HOME, generously proportioned and fantastic outside space. This is a MUST VIEW so call us on 0121 742 1725.

Entrance Porch

Door to front elevation, double glazed window to side elevation, tiled flooring, storage cupboard and door into:

Entrance Hallway

Double glazed window to front elevation, oak flooring, central heating radiator, stairs to first floor accommodation, under stairs storage and door into:

Lounge

16' 3" x 11' 5" (4.95m x 3.48m)
Double glazed bay window to front elevation, central heating radiator, oak flooring and single glazed door to rear giving access into:

Dining Room

13' 4" x 9' 11" (4.06m x 3.02m)
Sliding doors to rear elevation, door to side elevation, oak flooring and gas fire with surround.

Conservatory

11' x 10' (3.35m x 3.05m)
Double glazed doors to side elevation and tiled flooring.

Kitchen

10' 1" x 7' 2" (3.07m x 2.18m)
Double glazed window to rear elevation, single glazed door to side elevation giving access to utility, a range of wall and base units with work surface over incorporating a sink with drainer unit, hob and oven with extractor over, space and plumbing for dishwasher, space for fridge freezer and oak flooring.

Utility Room

Door to rear elevation, door to storage cupboard, space and plumbing for washing machine, laminate flooring, door giving access to W.C, central heating radiator and door giving access to:

Bedroom Four

14' 8" x 6' 9" (4.47m x 2.06m)

Double glazed window to front elevation, double glazed skylight, spotlights and laminate flooring.

W.C

Single glazed window to side elevation, laminate flooring and W.C.

Landing

Double glazed window to side elevation, loft access, carpet and doors off to:

Bedroom One

14' 3" x 10' (4.34m x 3.05m)

Double glazed bay window to front elevation, carpet and central heating radiator.

Bedroom Two

13' 4" x 9' 11" (4.06m x 3.02m)

Double glazed window to rear elevation, carpet and central heating radiator.

Bedroom Three

10' 5" x 10' 2" (3.17m x 3.10m)

Double glazed window to rear elevation, carpet, central heating radiator and fitted wardrobe.

Bathroom

Double glazed window to rear elevation with fitted blinds, W.C, wash hand basin, fitted shower cubicle with screen, storage cupboard housing boiler, spotlights, laminate flooring, tiled walls and central heating radiator.

Rear Garden

Patio area, laid lawn, flowers to borders, decorative archway, pond and summer house.

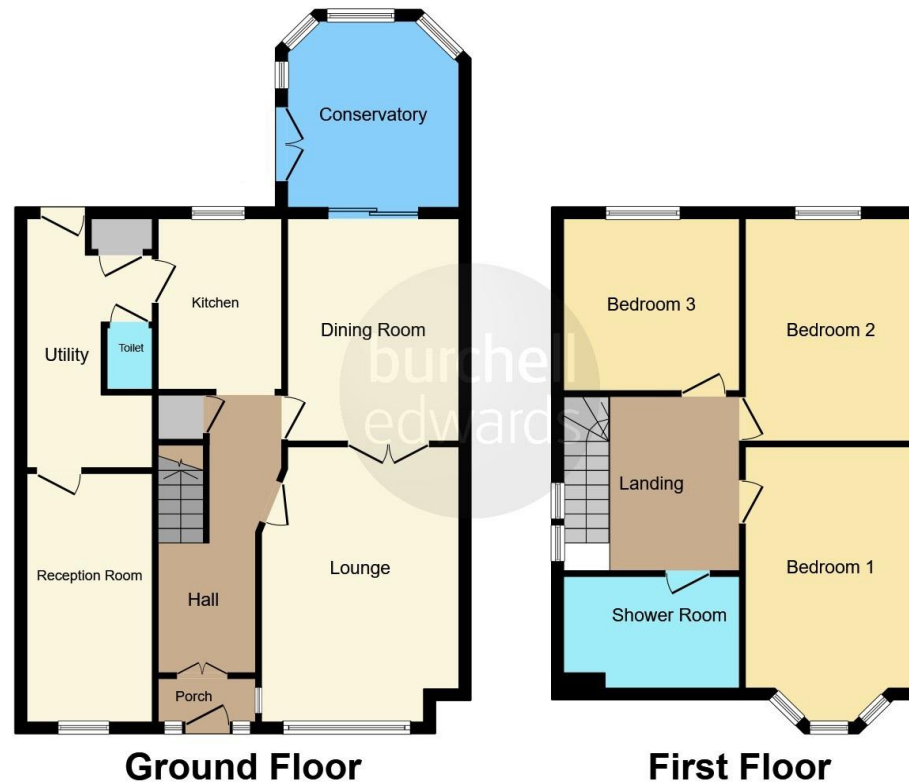
Summer House

Window to side elevation, oak parquet flooring, electric and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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