



Church Road, Yardley Birmingham





# Church Road, Yardley Birmingham B25 8XR

for sale offers over  
**£375,000**



## Property Description

DETACHED!! STUNNING SIMPLY STUNNING!  
FOUR DOUBLE BEDROOMS!! Ensuite & Family  
bathroom! In a great location in Yardley close to  
local transport links, schools and amenities!  
Beautifully presented and just ready to move into!  
This is the PERFECT FAMILY HOME! CALL NOW  
01217421725!!!!

## Approach

Via a dropped curb leading to front driveway  
for two cars.

## Entrance Hallway

Double Glazed UPVC door to the front aspect  
and central heating radiator

## Dining Room

11' 2" into bay x 8' 5" ( 3.40m into bay x 2.57m )  
Double Glazed bay window to the front  
aspect, central heating radiator and ceiling  
light point

## Lounge

10' 10" x 11' 6" ( 3.30m x 3.51m )  
Double Glazed double doors to the rear  
aspect, central heating radiator and ceiling  
light point

## Kitchen

15' 9" x 9' 9" ( 4.80m x 2.97m )  
Double Glazed window to the rear and side  
aspects, wall and base units with worktop  
over, gas hob, cooker hood, electric oven,  
sink and drainer with mixer tap, tiled floors  
and spotlights.

## Utility Room

5' 7" x 4' 10" ( 1.70m x 1.47m )  
Double Glazed door to the side aspect, sink  
with mixer tap, plumbing for washing  
machine, central heating radiator and ceiling  
light point

## Wc

WC, hand wash basin with mixer tap, part  
tiled walls and tiled floor, central heating  
radiator and extractor fan

## Landing

Double Glazed window to the side aspect, loft hatch and ceiling light point

## Bedroom One

11' plus recess x 9' 11" plus wardrobe ( 3.35m plus recess x 3.02m plus wardrobe )

Double Glazed window to the front aspect, central heating radiator, fitted wardrobes and ceiling light point.

## En Suite

Shower cubicle, WC, hand wash basin with mixer tap, central heating towel radiator, part tiled walls and ceiling light point

## Bedroom Two

11' 3" x 8' 9" ( 3.43m x 2.67m )

Double Glazed window to the front aspect, ceiling light point and central heating radiator

## Bedroom Three

11' 9" x 9' ( 3.58m x 2.74m )

Double Glazed window to the rear aspect, central heating radiator and ceiling light point

## Bedroom Four

11' 10" x 9' plus recess ( 3.61m x 2.74m plus recess )

Double Glazed window to the rear aspect, central heating radiator and ceiling light point

## Bathroom

Double Glazing to the side aspect, bath with mixer tap, shower cubicle, WC, hand wash basin with mixer tap, central heating towel radiator, tiled floor and walls.

## Garden

Slabbed Patio and laid lawn

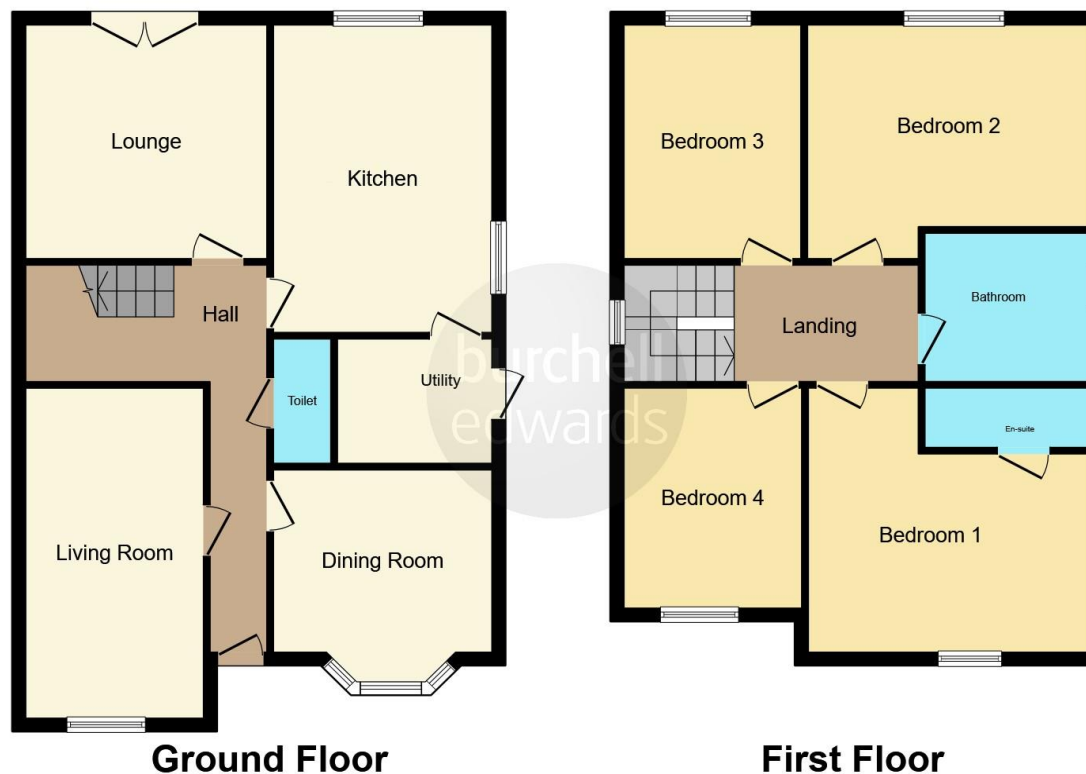












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

EPC Rating: C

Tenure: Freehold

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