



Yardley Wood Road, BIRMINGHAM

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edwards



Property Description

This three/four bedroom semi-detached home offers fantastic potential. Featuring off-road parking, a rear garden with a conservatory, and a through lounge, this property is perfect for those looking to make it their own. With a little TLC, this home can truly shine. Don't miss out on this opportunity to create your dream space!

Entrance Hallway

Herringbone flooring, utility under stairs and carpet on stairs.

Lounge

25' 5" x 11' 3" (7.75m x 3.43m)

Double glazed window to front elevation, two central heating radiators, laminate flooring, media wall, electric fireplace, double doors from hallway and doors into:

Conservatory

11' 5" x 8' 8" (3.48m x 2.64m)

Wooden frame with extractor in roof and door to garden.

Kitchen

14' 4" x 9' 8" (4.37m x 2.95m)

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, built in hob with extractor hood and tiled flooring.

Landing

Spotlights.

Bedroom One

10' 10" x 12' 6" (3.30m x 3.81m)

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

Bedroom Two

12' 3" x 10' 5" (3.73m x 3.17m)

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

Bedroom Three

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

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

Bedroom Four

12' 7" x 6' 8" (3.84m x 2.03m)

Double glazed window to front elevation, spotlights, carpet and door to kitchen.

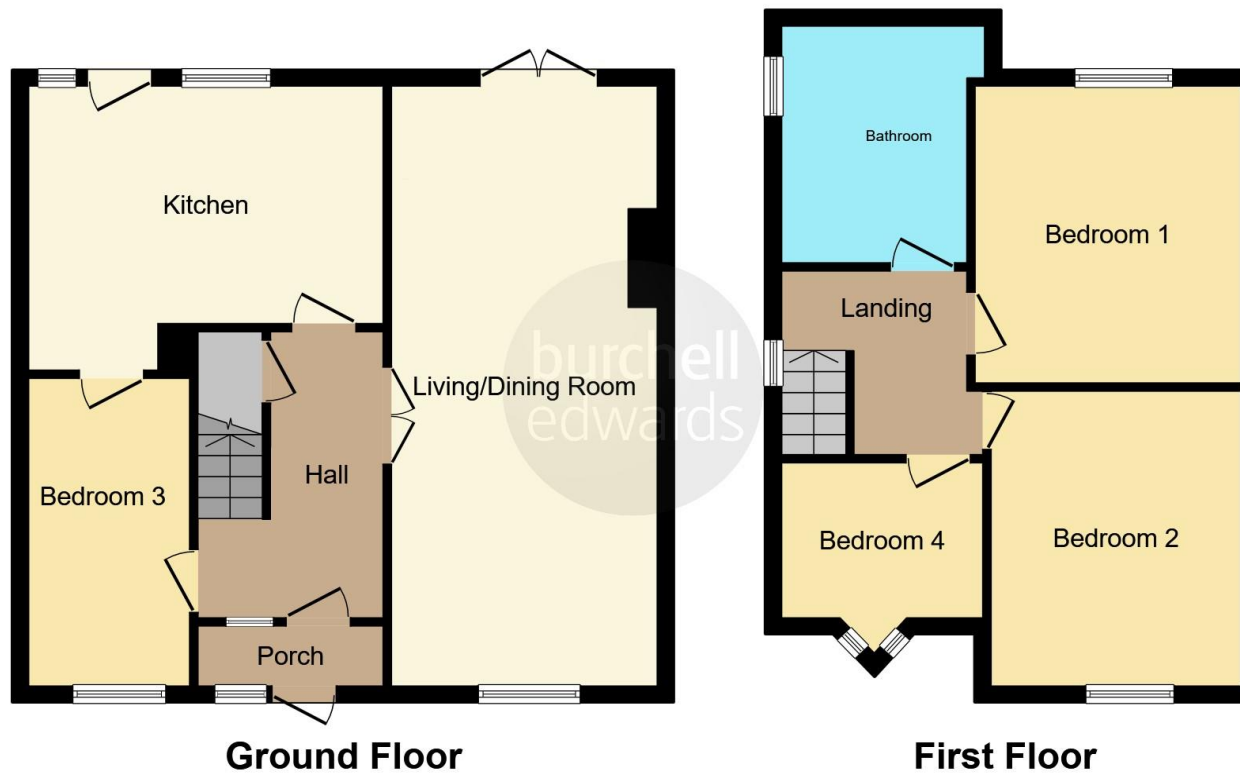
Bathroom

Double glazed window to side elevation, wash hand basin, W.C, bath, shower and tiling to splash prone areas.









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

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: E

Tenure: Freehold

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