



340 Church Road, Yardley, B25 8XT

£285,000

This well presented semi-detached property in Yardley in brief comprises of porch, entrance hallway, lounge, kitchen, dining room, conservatory, three bedrooms, family bathroom, well maintained rear garden and off road parking. The property also benefits from double glazing and central heating (where specified).

Approach

Via tarmaced driveway with off road parking



Porch

Double glazed obscured doors to front.

Hallway

Double glazed door to front, double glazed window to side, stairs to first floor accommodation, under stairs cupboard, radiator and ceiling light point.



Lounge

15'9 x 10'11 (4.80m x 3.33m)

Double glazed French doors to rear garden, feature fire place, radiator and ceiling light point.



Dining Room

14'9 x 12'00 (4.50m x 3.66m)

Double glazed bay window to front, radiator and ceiling light point.



Kitchen

9'3 x 6'6 (2.82m x 1.98m)

Double glazed door and window to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated hob and oven, space for white goods, radiator and ceiling light point,



Conservatory/Utility

Plumbing for washing machine and door leading to rear garden.



Landing

Double glazed window to side, loft access and ceiling light point.

Bedroom One

15'5 x 10'9 (4.70m x 3.28m)

Double glazed bay window to rear, fitted wardrobes, radiator and ceiling light point.



Bedroom Two

15' x 10'7 (4.57m x 3.23m)

Double glazed bay window to front, radiator and ceiling light point.



Bedroom Three

9'5 x 6'11 (2.87m x 2.11m)

Double glazed window to front, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, panel bath with shower over, low level w/c, pedestal hand wash basin, radiator and ceiling light point



Rear Garden

Two Paved patio areas, mainly laid to lawn, gated side access and enclosed to neighbouring boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

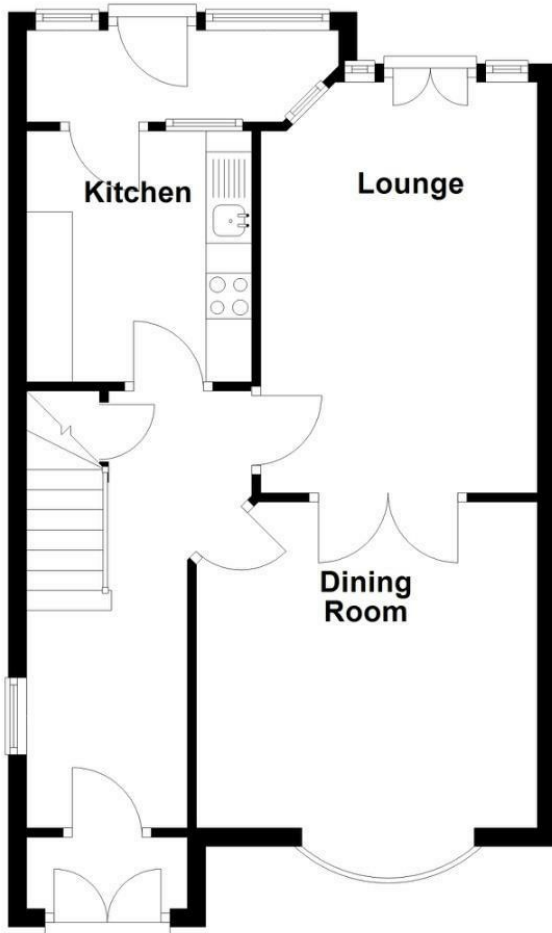
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: D

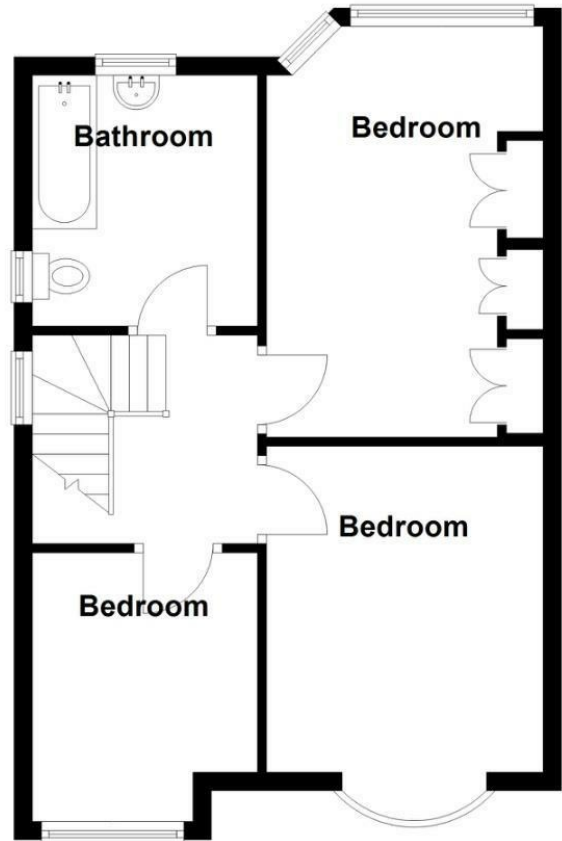
Ground Floor

Approx. 49.2 sq. metres (529.8 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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