



Yorkswood Road  
BIRMINGHAM





### **Property Description**

Burchell Edwards are delighted to present this mid-terrace family home with off road parking and garage. This property is finished to a good standard throughout and ready to move straight in with no upwards chain

The ground floor consists of a spacious hallway with access to ground floor W/C, spacious lounge and modern kitchen/diner that overlooks a landscaped rear garden.

Upstairs, the property boasts Three good size bedrooms, this master of which has an en-suite plus the family bathroom

The location to this property is a large selling point being stone's throw away from plenty of local amenities, transport links such as the M42 & M6 and sought after local school catchment areas.

### **Entrance Hallway**

Central heating radiator and carpet.

### **Lounge**

17' 9" x 15' 1" max ( 5.41m x 4.60m max )  
Double glazed window to front elevation, central heating radiator, stairs to first floor accommodation.

### **Kitchen**

9' x 15' 1" ( 2.74m x 4.60m )  
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, storage cupboard, central heating radiator, lino flooring, central heating boiler housed, space and plumbing for washing machine.

### **Landing**

Carpet, loft access and airing cupboard.

### **Bedroom One**

13' 10" max x 8' 6" ( 4.22m max x 2.59m )  
Double glazed window to front elevation, central heating radiator and carpet.

### **En-Suite**

Shower cubicle, W.C, wash hand basin, central heating radiator, extractor and carpet.

### **Bedroom Two**

10' 1" x 8' 7" ( 3.07m x 2.62m )  
Double glazed window to rear elevation, central heating radiator and carpet.

### **Bedroom Three**

8' 8" x 6' 3" ( 2.64m x 1.91m )  
Double glazed window to front elevation, central heating radiator and carpet.

### **Bathroom**

Double glazed window to rear elevation, bath, W.C, wash hand basin, central heating radiator and carpet.

### **W.C**

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator and laminate flooring.

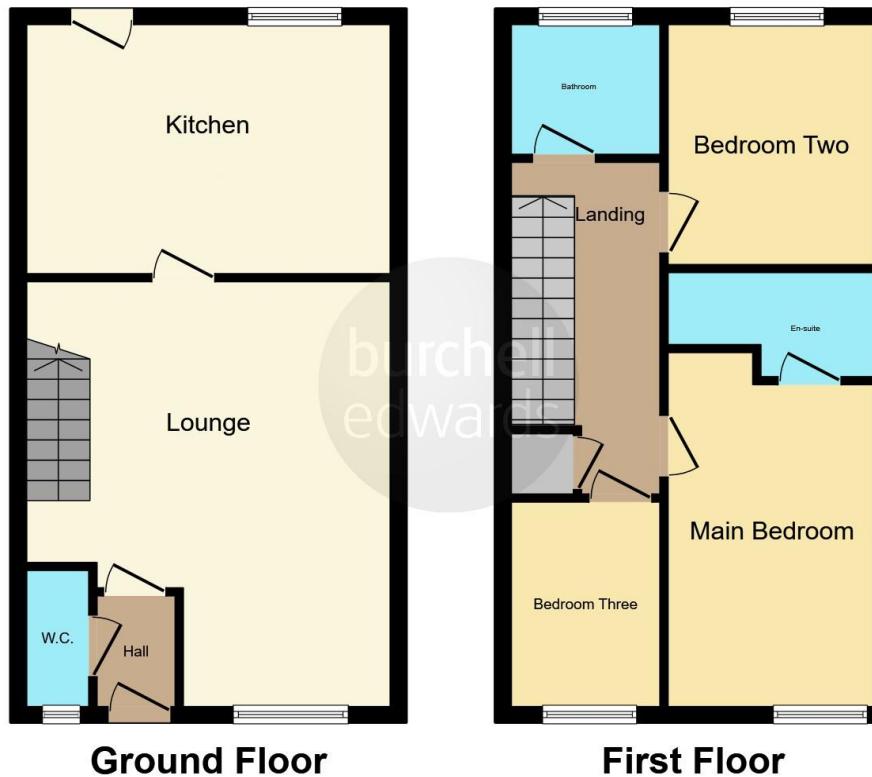
### **Front Garden**

Laid to lawn, paved patio, decked area and access to garage.









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To view this property please contact Burchell Edwards on

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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 150.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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