

for sale

£315,000 Freehold



## Yardley Wood Road Birmingham B14 4LE

3-bed family home, ideal for first-time buyers! Corner plot, garden, driveway, Large garage with great potential. Close to Schools, Shops and Transport Links. Don't miss out on this great opportunity to own this wonderful property!

- Energy Rating: C
- CORNER PLOT
- GARDEN
- DRIVEWAY
- GARAGE

# Property Details

## Entrance Hall

Storage under stairs, central heating radiator and storage pantry.

## Lounge

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

## Kitchen

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, tiling to splash prone areas.

## Garage

Single glazed window to rear elevation and door to rear elevation.

## Landing

Double glazed window to side elevation and all doors off.

## Bedroom One

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower, heated towel rail, extractor, cupboard housing central heating boiler.

## Front Garden

Tarmac driveway providing off road parking, laid to lawn and access to garage.

## Rear Garden

Patio area, rear access, side access to frontage and access to garage.





To view this property please contact Burchell Edwards on

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Property Ref: SHI208964 - 0013

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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