

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25
8UR
0121 783 3422
yardley@primeestatesuk.com



Vibart Road, Birmingham | Offers Over £365,000

** NO UPWARD CHAIN ** BEAUTIFULLY PRESENTED DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION **
THREE BEDROOMS ** ONLINE 360 VIRTUAL TOUR AVAILABLE **

AN OPPORTUNITY TO PURCHASE A SUPERB RESIDENCE , located in one of the premier roads in YARDLEY, This is a fabulous opportunity to buy this EXTENDED PROPERTY EARLY VIEWING IS ESSENTIAL.
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for multiple vehicles also allowing access to the front of the property which comprises of . entrance porch, reception hallway, TWO RECEPTION ROOMS, CONSERVATORY, KITCHEN WITH DINING AREA, UTILITY / SHOWER ROOM and GENEROUS REAR GARDEN (with potential to extend subject to planning) DOUBLE REAR GARAGE to the ground floor. To the first floor THREE BEDROOMS AND RE FITTED SHOWER ROOM. The property benefits from central heating, double glazing both where specified.

Energy Performance Certificate : D

www.primeestatesuk.com

** NO UPWARD CHAIN ** BEAUTIFULLY PRESENTED
DETACHED FAMILY HOME ** SOUGHT AFTER
LOCATION ** THREE BEDROOMS ** ONLINE 360
VIRTUAL TOUR AVAILABLE **

AN OPPORTUNITY TO PURCHASE A SUPERB
RESIDENCE, located in one of the premier roads in
YARDLEY. This is a fabulous opportunity to buy this
EXTENDED PROPERTY EARLY VIEWING IS
ESSENTIAL.

CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422
To ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY
providing off road parking for multiple vehicles also
allowing access to the front of the property which
comprises of, entrance porch, reception hallway,
TWO RECEPTION ROOMS, CONSERVATORY, KITCHEN
WITH DINING AREA, UTILITY / SHOWER ROOM and
GENEROUS REAR GARDEN (with potential to extend
subject to planning) DOUBLE REAR GARAGE to the
ground floor. To the first floor THREE BEDROOMS
AND RE FITTED SHOWER ROOM. The property
benefits from central heating, double glazing both
where specified.

Energy Performance Certificate : D

APPROACH

Access is gained via driveway leading to:

Porch

With front door to:

Hallway

Central heating radiator, stairs to the first floor
storage cupboard and doors to:

Lounge

17'7 x 10'8 (5.36m x 3.25m)

Double doors to rear, central heating radiator, log
burner and double doors to:

Sitting Room

10'10 x 9'7 (3.30m x 2.92m)

Double glazed bay window to front and central
heating radiator.

Conservatory

10'9 x 5'3 (3.28m x 1.60m)

Double glazed window to rear, double glazed door to
rear and central heating radiator.

Kitchen & Dining Area

20'7 x 6'7 (6.27m x 2.01m)

Double glazed window and door to rear, fitted with a
range of matching wall base and drawer units with
work surface over incorporating sink and drainer
with mixer tap over, built in dishwasher and door to:

Utility / Shower Room

11'7 x 6'1 (3.53m x 1.85m)

Double glazed door and frosted window to front, wall
and base unit, sink and drainer, plumbing for
washing machine, shower cubicle, low level w.c.
pedestal wash hand basin, central heating radiator
and heated towel rail.

FIRST FLOOR

Landing

Double glazed window to side, loft access and doors
off:

Bedroom One

14'6 x 8'10 (to front of wardrobes) (4.42m x 2.69m (to
front of wardrobes))

Double glazed window to rear, central heating
radiator and built in wardrobes

Bedroom Two

14'11 x 8'8 (4.55m x 2.64m)

Double glazed bay window to front and central
heating radiator

Bedroom Three

8'8 x 7'9 (2.64m x 2.36m)

Double glazed window to front and central heating
radiator.

Shower Room

Double glazed frosted window to side and rear, walk
in shower with waterfall shower, low level w.c., wash
hand basin and heated towel rail.

OUTSIDE

Rear Garden

Patio area, lawned area, shed and access to:

Double Rear Garage

16'2 x 19'22 (4.93m x 5.79m)

ADDITIONAL INFORMATION

Mobile Coverage

EE - 86%

THREE - 79%

VODAFONE - 79%

O2 - 69%

Broadband Availability

Standard 13 Mbps 1 Mbps Good

Superfast 74 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

