



4 Yorkswood Road, Birmingham, B34 7AU

Offers over £240,000

This three bedroomed end terraced home briefly comprises, hallway, lounge, kitchen/diner, downstairs w/c, three bedrooms (master having ensuite) and family bathroom. The property benefits from an enclosed rear garden and a driveway and garage to the side. This would make an ideal first time buyer home.

Approach

Via block paved payment, drive and garage to the side of property.



Hallway

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

Downstairs W/C

Double glazed window to front, low level w/c, hand wash basin, radiator and ceiling light point.



Lounge

15'0 max x 17'10 max (4.57m max x 5.44m max)
Double glazed window to front, stairs to first floor accommodation, radiator and ceiling light point.



Kitchen Diner

15'0 x 9'0 (4.57m x 2.74m)
Double glazed window and French doors to rear, wall base and drawer units, sink with drainer and mixer tap, integrated oven and hob with extractor over, wall mounted central heating boiler, space for white goods, storage cupboard, radiator and two ceiling light points.



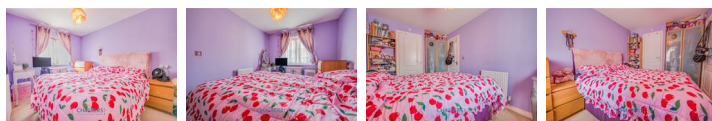
Landing

Storage cupboard, loft access and ceiling light point.



Bedroom One

11'10 plus recess x 8'7 (3.61m plus recess x 2.62m)
Double glazed window to front, radiator and ceiling light point.



Ensuite

Shower cubicle, low level w/c, pedestal hand wash basin, radiator and ceiling light point.



Bedroom Two

8'6 x 10'1 (2.59m x 3.07m)
Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

8'8 x 6'3 (2.64m x 1.91m)
Double glazed window to front, radiator and ceiling light point.



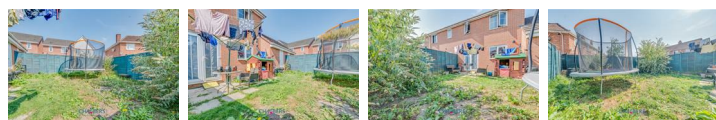
Bathroom

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



Rear Garden

Paved patio area, area laid to lawn, door to garage and enclosed to neighbouring boundaries.



Garage

Up and Over door

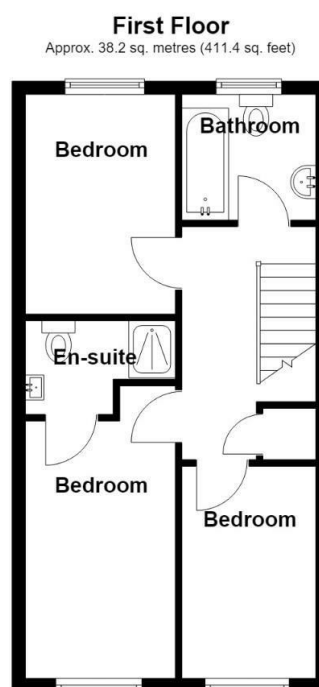
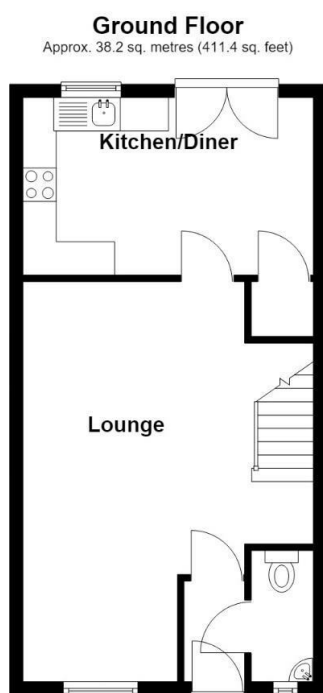
Further Information

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 - B

EPC Rating - C



Total area: approx. 76.4 sq. metres (822.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		76	
(55-68) D			
(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	

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