



Yardley Wood Road

Yardley Wood, Birmingham

- An Extended Semi-Detached Property
- Four Bedrooms
- Extended Lounge Diner
- Open Plan Kitchen Diner
- Ground Floor Four Piece Family Bathroom
- Utility Room
- Underfloor Electric Heating Throughout & UPVC Double Glazing

Offers Over £325,000

Current EPC Rating TBC
Current Council Tax Band C





Property Description

An extended four bedroom semi-detached property briefly affording extended lounge diner, open plan kitchen diner, ground floor four piece family bathroom, utility room, separate WC to first floor, easily maintained rear garden, off-road parking, underfloor electric heating throughout and UPVC double glazing

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges
Current council tax band – C



Rooms & Measurements

Entrance Hall

Dining Area to Front - 3.5m x 2.3m (11'5" x 7'6")

Galley Style Kitchen to Front - 4.8m x 1.6m (15'8" x 5'2")

Ground Floor Bathroom - 3.3m x 2.2m (10'9" x 7'2")

Utility Room to Front - 2.2m x 1.2m (7'2" x 3'11")

Extended Lounge Diner to Rear - 5.7m x 6.1m (18'8" x 20'0")

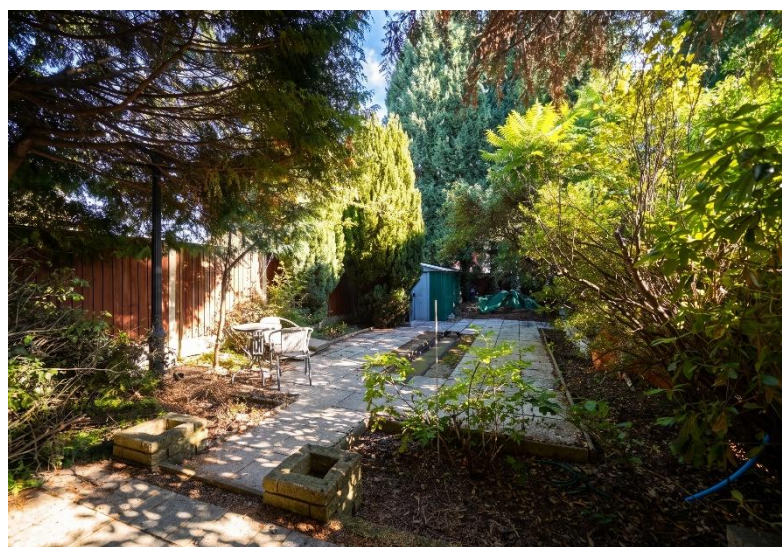
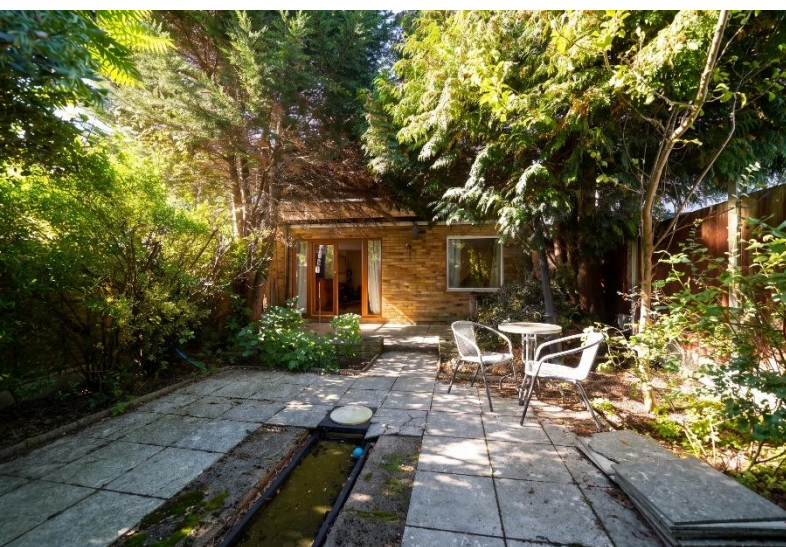
Bedroom One to Rear - 3.6m x 3.5m (11'9" x 11'5")

Bedroom Two to Front - 3.6m x 3.5m (11'9" x 11'5")

Bedroom Three to Rear - 2.6m x 2.6m (8'6" x 8'6")

Bedroom Four to Front - 2.6m x 1.7m (8'6" x 5'6")

Separate WC to Side



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.