



Mansfield Road, Yardley, Birmingham, B25 8LY

Guide Price £199,950

Hawkins & Patterson
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Ideal investment or FTB. Victorian end terraced property situated in a convenient location for local shops and public transport. Two reception rooms, kitchen, downstairs shower room, two bedrooms, bathroom, private rear garden and gated parking to rear.

The property is situated in a very convenient location with easy road access to the A45 Coventry Road providing access to the M42, M6 and M40. The NEC, Resorts World and Birmingham International airport and train station are situated near the junction with the M42. There are a wide choice of shopping facilities within walking distance with a good range of public transport to Birmingham and Solihull.

Access is gained via an entrance door leading through to;

ENTRANCE HALL

Stairs off to the first floor, radiator, laminate flooring and doors to:

LOUNGE

Double glazed walkin bay window to front, radiator, laminate flooring, electric flame effect fire with surround.

DINING ROOM

Double glazed french door to the garden, gas living flame fire and surround, under stairs storage cupboard, laminate flooring, radiator and door to;

KITCHEN

Double glazed window to side, door to the garden, tiled floor. Base, wall and drawer units with work tops, sink drainer, Electric cooker point with extractor over, space for fridge and opening through to;





UTILITY AREA

Plumbing for washing machine, cupboard and door to;

DOWNSTAIRS SHOWER ROOM

Tiled floor, radiator, window to side, WC, pedestal wash basin, corner shower cubicle.

FIRST FLOOR

The landing is approached via the stairs leading from the hallway with doors to bed 1 & 2.

BEDROOM ONE

Double glazed windows to front, radiator, loft hatch and door leading to the inner corridor.

BEDROOM TWO

Double glazed window to rear, radiator and door to;

INNER CORRIDOR

Doors to bed 1 and bathroom.

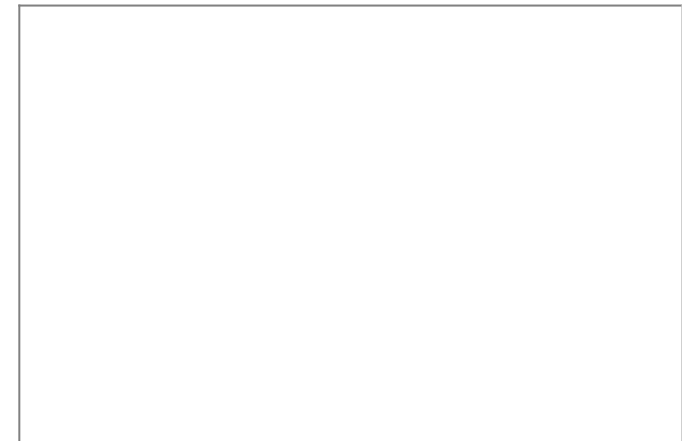
BATHROOM

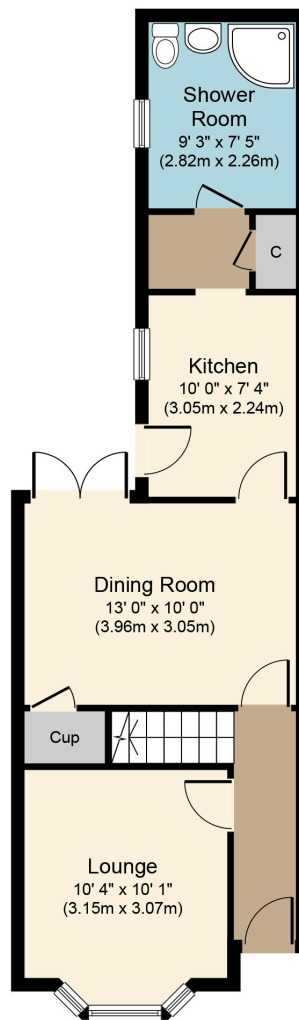
White suite, WC, pine vanity unit with tiled surface and wash hand basin, panelled bath, tiled splashbacks, laminate flooring, wall mounted gas boiler and window to side.



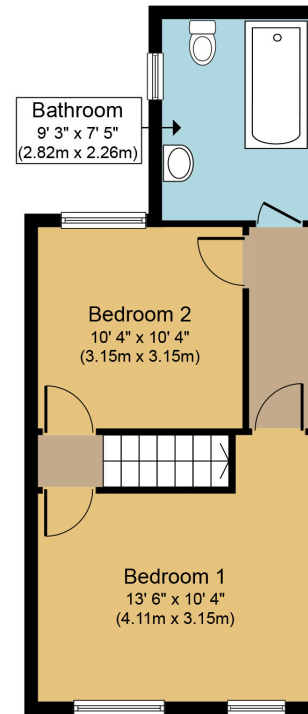
REAR GARDEN

Block paved patio area, wide gated side passage, lawn, two sheds, fencing to sides and rear. There is parking to the rear of the garden which is accessed via a gate from Tiffield Road.





Ground Floor
Approximate Floor Area
494 sq. ft.
(45.9 sq. m.)



First Floor
Approximate Floor Area
394 sq. ft.
(36.6 sq. m.)

Approx. Gross Internal Floor Area 888 sq. ft. (82.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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