



Yardley Wood Road, Yardley Wood, Birmingham, West Midlands, B14 4BS

£245,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## Yardley Wood Road, Yardley Wood, Birmingham, West Midlands, B14 4BS

CONVENIENTLY SITUATED FOR LOCAL SHOPS & PUBLIC TRANSPORT. NO UPWARD CHAIN. THREE BEDROOMS PLUS LOFT/ HOBBIES ROOM, KITCHEN, EXTENDED LOUNGE/ DINING ROOM, GOOD SIZE, PRIVATE SOUTH FACING GARDEN.

The property is situated within a very convenient location with walking distance to local shops, Yardley Wood bus depot and train station. Yardley Wood train station offers services to Birmingham City centre and in the opposite direction to Henley-In-Arden and Stratford-upon-Avon.

The property stands back from the road behind a block paved driveway with flower & shrubbery beds. Access is gained via Upvc double glazed door with frosted windows into the porch with a further Upvc double glazed door to;

### ENTRANCE HALL

Stairs off to the first floor, radiator, understairs cloaks cupboard with shelving and light.

### KITCHEN

Refitted gloss fronted base, wall and drawer units, roll top worksurfaces, stainless steel sink drainer unit, built in Siemens electric oven, four ring gas hob and extractor over, corner carousel unit, Upvc double glazed bow window to front, space for breakfast table, radiator, tiled floor and Upvc double glazed door to;





#### COVERED SIDE PASSAGE/ STORE

Doors to the front driveway and rear garden, ample storage space, plumbing for washing machine, light & power points and wall mounted Worcester Bosch combi boiler.

#### EXTENDED LOUNGE/ DINING ROOM

Upvc double glazed windows and door to the rear garden, fireplace with Oak style surround, two radiators, solid wood flooring to the extended section and coving to ceiling.

#### LANDING

Stairs from the hall, stairs to loft room and doors to:

#### BEDROOM ONE

Upvc double glazed window overlooking the rear garden and radiator

#### BEDROOM TWO

Upvc double glazed window to front and radiator.

#### BEDROOM THREE

Upvc double glazed window to rear and radiator.

#### BATHROOM

Refitted white suite with WC, pedestal wash basin, P-shaped shower bath with Mira Advance electric shower over, tiled walls, heated towel rail and frosted Upvc double glazed window to front.



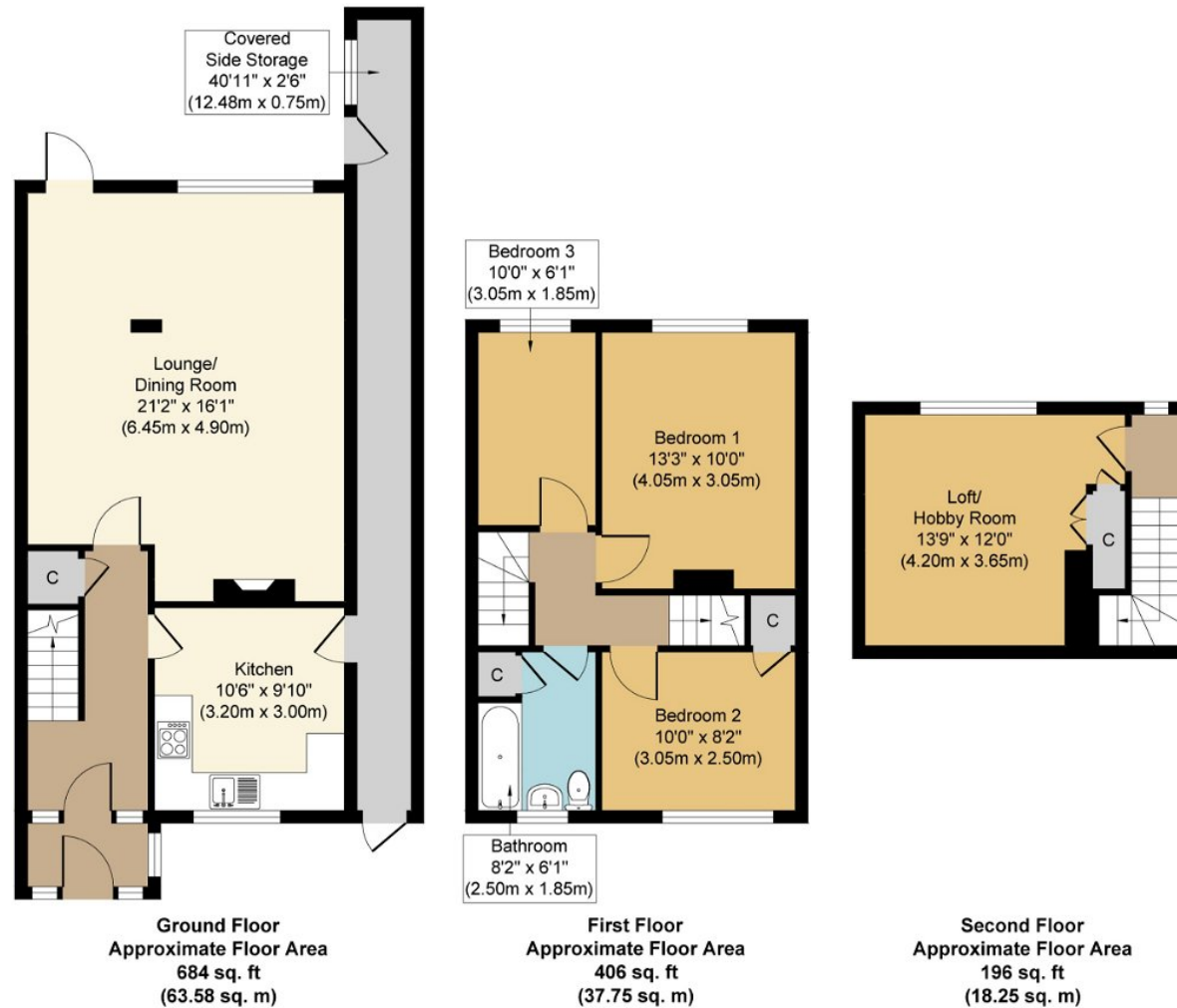
## LOFT HOBBIES ROOM

A spacious storage area with Upvc double glazed window to rear, radiator, built in cupboard.

## REAR GARDEN

Enjoying a private South westerly facing aspect to the rear, well stocked flower beds, laid lawn, paved patio area and Green House to rear.





## Approx. Gross Internal Floor Area 1,286 sq. ft. (119.58 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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