



Yardley Green Road, Bordesley Green, Birmingham



Yardley Green Road, Bordesley Green, Birmingham, B9 5QE

for sale offers in the region of
£260,000



Property Description

SIMPLY STUNNING! This Three DOUBLE BEDROOM semi detached is in fantastic order and has loads of space for any family or first time buyer looking to buy in the area! TWO RECEPTION ROOMS as well as good size kitchen, ground floor shower room and a gym/ home office to the rear this will not disappoint!

Approach

Paved fore garden with a shared access to the rear of the property and low rise brick wall to boundaries.

Entrance Hallway

Obscure double glazed door to front elevation, stairs to first floor, wood effect laminate flooring and central heating radiator.

Lounge

16' 6" x 12' 11" (5.03m x 3.94m)
Double glazed window to front elevation, built in storage, wood effect laminate flooring and central heating radiator.

Dining Room

12' 9" x 12' 9" (3.89m x 3.89m)
Double glazed French doors to rear elevation, built in storage cupboard, wood effect laminate flooring and central heating radiator.

Kitchen

10' 3" x 9' (3.12m x 2.74m)
Double glazed window to side elevation, a range of wall and base units with work surface over, incorporating a sink with drainer, space and connections for a gas oven, extractor hood, tiled to splash prone areas, storage cupboard housing the central heating boiler and plumbing, space for a washing machine and single glazed door into:

Inner Lobby

Obscure double glazed window to rear elevation, tiled flooring and door into shower room and WC.

W.C

Obscure double glazed window to rear elevation, low level flush WC, pedestal wash hand basin, tiled to splash prone areas and tiled effect vinyl flooring.

Shower Room

5' 7" x 6' 1" (1.70m x 1.85m)
Obscure double glazed window to side elevation, shower cubicle, wash hand basin with vanity storage, low level flush WC, tiled to splash prone areas, tiled effect vinyl flooring and heated towel rail.

Landing

Loft access and doors off to:

Bedroom One

12' 7" x 14' 8" into recess (3.84m x 4.47m into recess)

Double glazed window to front elevation and central heating radiator.

En-Suite

Obscure double glazed window to side elevation, low level flush WC, wash hand basin with vanity storage, corner shower cubicle, tile effect vinyl flooring and PVC panelling to splash prone areas.

Bedroom Two

10' 4" x 9' 10" (3.15m x 3.00m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

13' 1" x 7' 10" plus recess (3.99m x 2.39m plus recess)

Double glazed window to rear elevation, built in storage cupboard and central heating radiator.

Outhouse/ Gym/ Office

16' 10" x 9' 3" (5.13m x 2.82m)

Double glazed door, double glazed window to side elevation, skylight, tiled flooring and central heating radiator.

Garden

Paved rear garden, access into gym/home office and fence to boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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