



The Villas, Birmingham



Property Description

DETACHED! This Three bedroom Detached is tucked away in a popular location in YARDLEY! Built within the past 5-6 years and still with the balance of a 10 year guarantee this will not disappoint! Ensuite to the master and three good size rooms as well as a great KITCHEN DINER & off road parking!

Entrance Hall

Double glazed composite door to front aspect, central heating radiator, under-stairs storage and utility cupboard with space and plumbing for washing machine.

Lounge

15' 8" x 11' 8" (4.78m x 3.56m)
Double glazed window and double doors to rear aspect, TV point, two ceiling light points and central heating radiator.

Kitchen / Diner

16' 6" x 8' 5" (5.03m x 2.57m)
Double glazed window to front aspect, a fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer with mixer tap, gas hob and electric oven with extractor hood over, integrated dishwasher, central heating boiler, spotlights, tiled floor and tiled to splashback areas.

W.C

Double glazed window to front aspect, WC, hand wash basin, tiled walls and central heating radiator.

Landing

Obscure double glazed window to side aspect, airing cupboard and loft hatch giving access to storage.

Bedroom One

8' 7" x 12' 4" (2.62m x 3.76m)

Double glazed window to rear aspect, TV and telephone points and central heating radiator.

En Suite

Double glazed window to side aspect, walk-in shower cubicle, tiled floor, part tiled walls, heated towel rail, spotlights, extractor fan and LED mirror.

Bedroom Two

9' 8" x 8' 7" (2.95m x 2.62m)

Double glazed window to front aspect, central heating radiator and ceiling light point.

Bedroom Three

9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to front aspect, central heating radiator and ceiling light point.

Bathroom

Double glazed window to rear aspect, bath with mixer tap and shower over, WC, hand wash basin with mixer tap, part tiled walls, heated towel rail, spotlights and extractor fan.

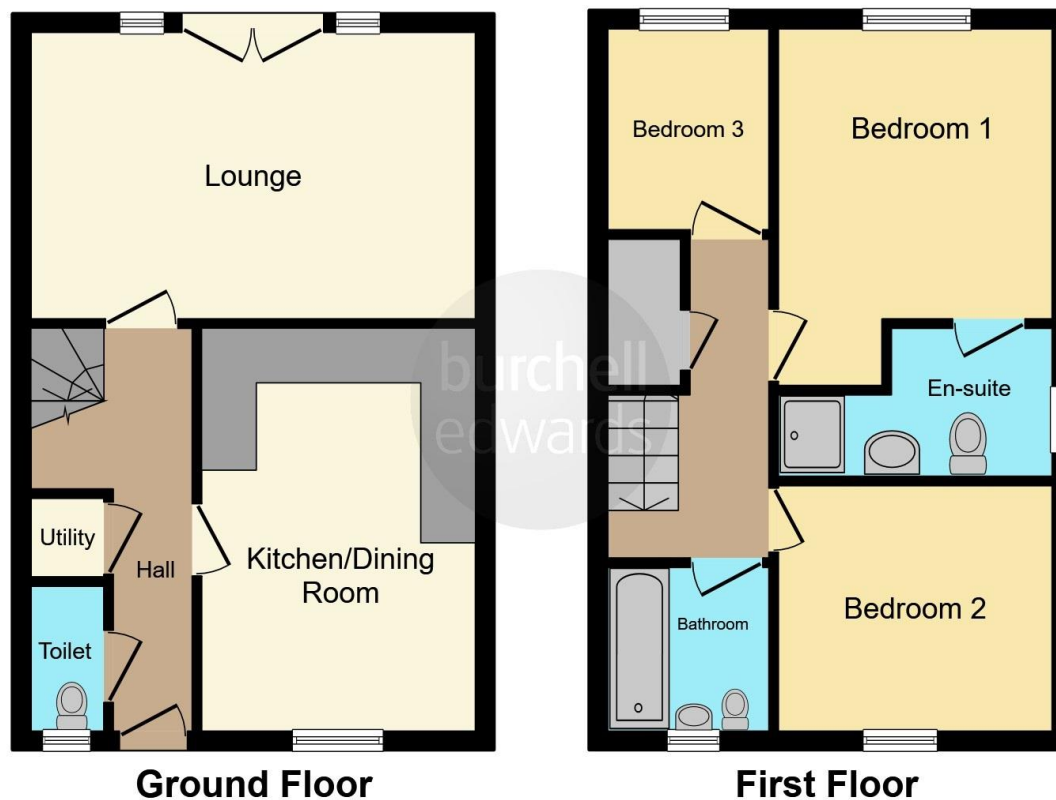
Garden

Slabbed patio, steps up to a laid lawn, outside tap and side access.









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: B

Tenure: Freehold

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