

School Road Yardley Wood Birmingham B14 4JP

for sale offers over
£260,000



Property Description

Immaculate Three-Bedroom Semi-Detached Home with Garage and Generous Driveway

Beautifully presented throughout, this immaculate three-bedroom semi-detached property offers modern, spacious living ideal for families and professionals alike.

The ground floor features a bright and welcoming open-plan living room that seamlessly flows into the dining area, creating a fantastic space for both everyday living and entertaining. French doors from the dining room open directly onto the paved rear garden, providing a low-maintenance outdoor space perfect for relaxing or hosting guests.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a large driveway providing ample off-road parking, leading to a detached garage for additional storage or vehicle accommodation.

Presented to an exceptional standard throughout, this turnkey property offers stylish, low-maintenance living in a highly desirable package. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

Dropped curb leading to tarmac driveway with block paved boarder, side access to garage.

Hallway

UPVC front door with double glazed window to side. Central heating radiator, under stairs storage cupboard. Stairs to first floor, doors off to

Living Room

Double glazed window to front aspect. Central heating radiator, electric feature fireplace and surround. Opening on to

Dining Room

Central heating radiator. Double glazed sliding doors opening onto rear garden. Door to kitchen.

Kitchen

Range of wall-based units above and below with worksurface over, incorporating 1 ½ sink and drainer with mixer taps. Space for appliances and plumbing for washing machine. Tiled to splash prone areas. Double glazed door to rear garden, Double glazed window to side and rear.

Landing

Double glazed window to side, doors off to:

Bedroom One

Double glazed window to front aspect. Central heating radiator. Built in fitted storage.

Bedroom Two

Double glazed window to rear aspect. Central heating radiator.

Bedroom Three

Double glazed window to front aspect. Central heating radiator.

Bathroom

Ceiling spotlights, Obscure double-glazed window to rear aspect. Walking in shower with fixed screen. W.C, wash basin with mixer

taps and vanity unit. Full tiled to walls.

Rear Garden

Porcelain slabbed patio, astro turf, shed, fence surround and side access to front.

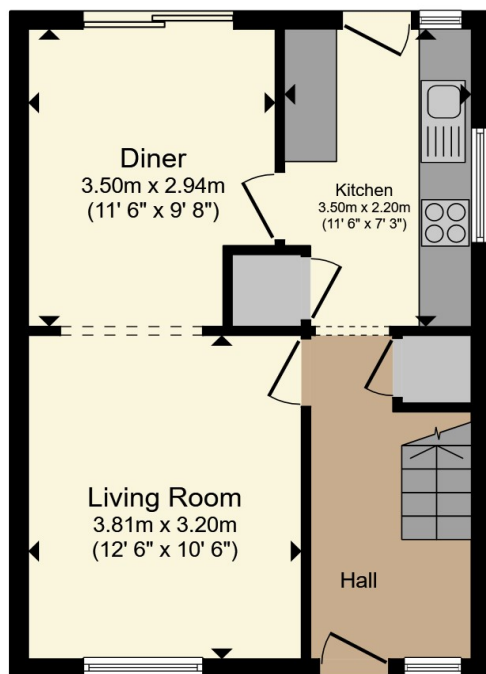
Garage

Up and over doors, electric.

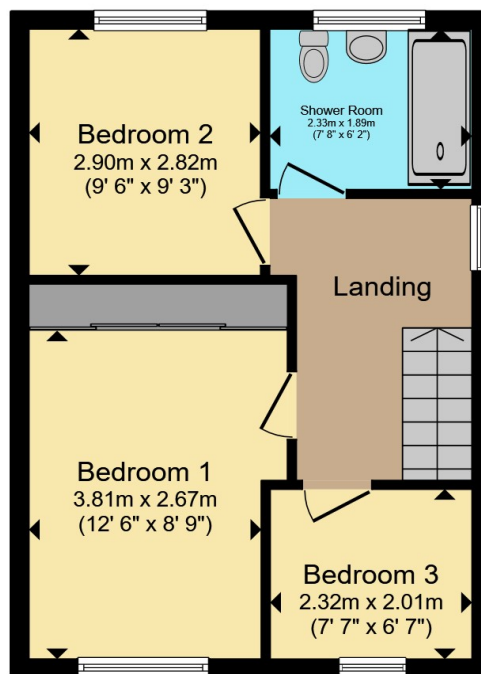
Agent Note

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Ground Floor



First Floor

Total floor area 75.4 m² (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
SOLIHULL B90 3AU

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Band: C

Tenure: Freehold

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Property Ref: SHI208260 - 0006