

Yardley Road
Yardley Birmingham

burchell edwards

Yardley Road
Yardley Birmingham B25 8NA

for sale offers over
£220,000







Property Description

BEAUTIFUL!!!!LOCATION IS EVERYTHING! An early viewing is highly recommended of this THREE BEDROOM MID TERRACED property which is in close proximity to the Swan Shopping Centre. NO WORK NEEDED and READY TO MOVE INTO. The property would make the ideal first time buy or investment so hurry and CALL 0121 742 1725 TODAY!

Entrance Hallway

Door to front elevation, central heating radiator and stairs to first floor accommodation.

Lounge

25' 10" x 10' 7" (7.87m x 3.23m)
Double glazed bay window to front elevation, double glazed window to rear elevation, gas fire place and two central heating radiators.

Kitchen

14' 8" x 8' 1" (4.47m x 2.46m)
Double glazed windows to rear and side elevations, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted gas hob and oven, breakfast bar, tiling to splash prone areas and central heating boiler housed.

Landing

Loft access via hatch and all doors off.

Bedroom One

14' 7" x 11' 2" (4.45m x 3.40m)
Two double glazed windows to front elevation and central heating radiator.

Bedroom Two

.12' 1" x 8' 7" (3.68m x 2.62m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

9' 3" x 8' 2" (2.82m x 2.49m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, central heating radiator, extractor, tiling to walls and tiled flooring.

Rear Garden

Block paved patio area, laid to lawn, side access to frontage, fencing to all boundaries, security lighting and outside tap.
















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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.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211268

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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