

Fast Pits Road, Yardley



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Offers Over £195,000

## Fast Pits Road, Yardley

- Mid-Terrace
- 2 Bedrooms
- Off-Road Parking
- Freehold
- Out Building
- Reception Room
- Impressive Kitchen/Diner
- CHAIN FREE!
- Garden
- Ideal Family Home

**Tenure: Freehold**  
**Council Tax Band: A**

Nestled on Fast Pits Road in the charming area of Yardley, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 805 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen is a standout feature, providing an amazing space for culinary enthusiasts to create and enjoy meals.

The house comprises two generously sized bedrooms, ensuring ample space for rest and privacy. The bathroom is conveniently located, catering to the needs of modern living. Built in 1935, this home retains a sense of character while offering the practicality required for contemporary lifestyles.

One of the key advantages of this property is the off-road parking, accommodating up to two vehicles, which is a rare find in such a desirable location. The surrounding area is known for its great amenities, making it an ideal choice for families and professionals alike.

With its spacious rooms and excellent location, this property presents a wonderful opportunity for those seeking a comfortable home in Yardley. If you are looking to buy, this house is sure to impress with its blend of charm and functionality. Don't miss the chance to make this lovely property your own.

### Reception

4.23m x 3.71m (13'11" x 12'2")

Double glazed bay window to front, laminate flooring, chimney breast, ceiling lights, skirting, coving to ceiling

### Kitchen/Dining Room

3.92m x 4.68m (12'10" x 15'3")

Double glazed window to rear, double glazed door to rear, Tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, fridge freezer

### Bedroom 1

3.29m x 5.31m (10'10" x 17'5")

Double glazed window to front, wood flooring, skirting, ceiling light

### Bedroom 2

3.91m x 2.94m (12'10" x 9'8")

Double glazed window to rear, carpet flooring, skirting, ceiling light, Built up wardrobes

### Bathroom

2.93m x 2.25m (9'7" x 7'5")

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, wash basin with mixer tap

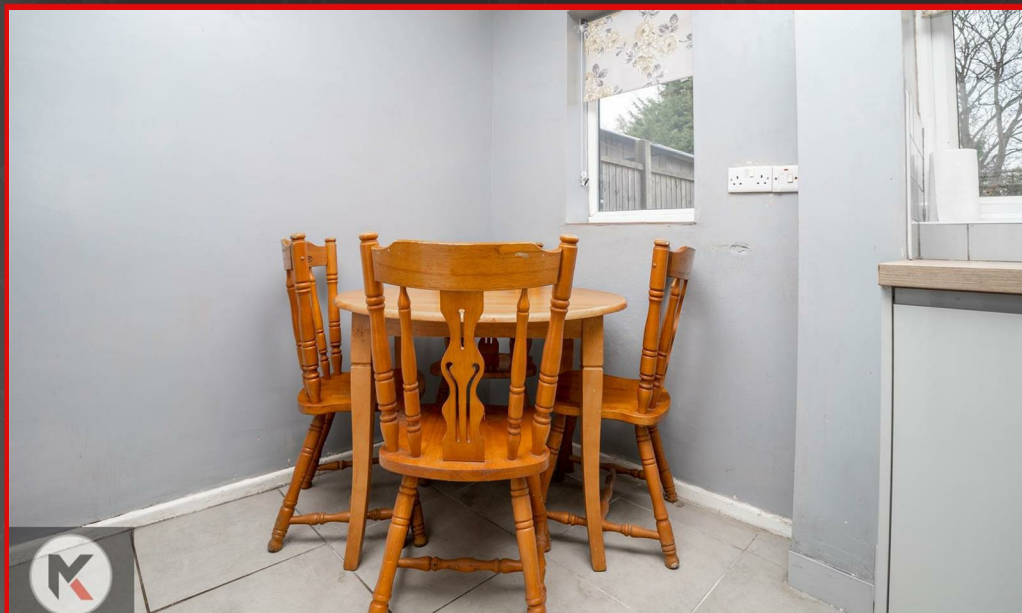
### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs, out building

### Directions

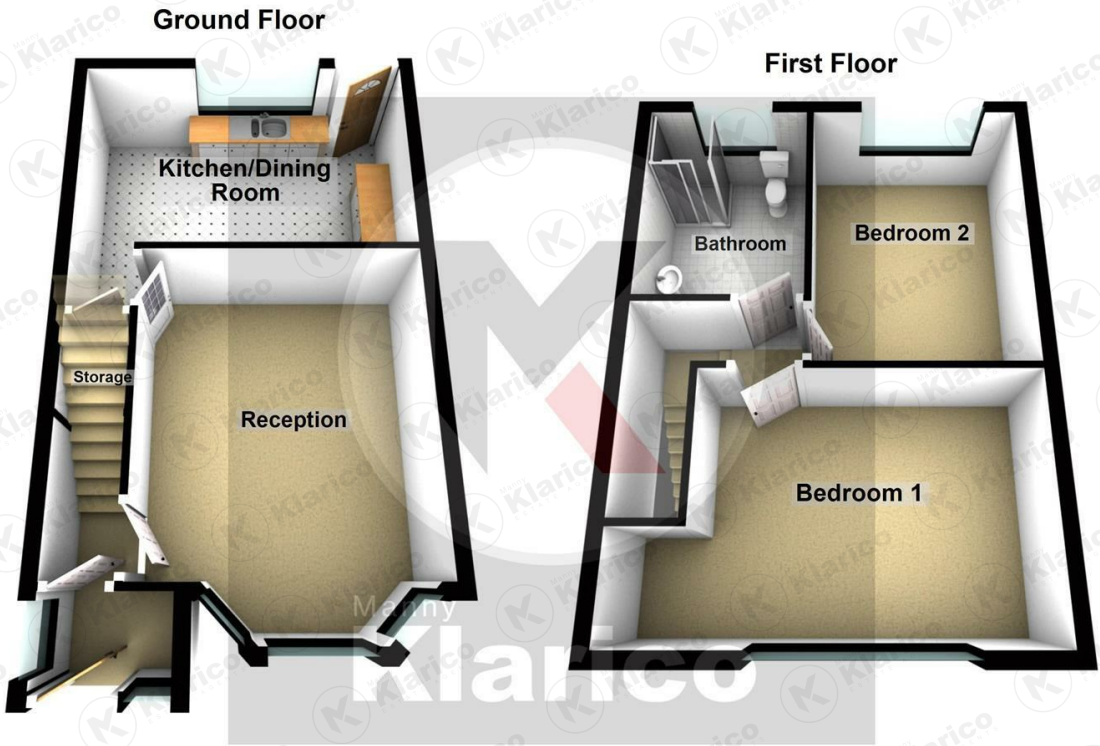


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Total area: approx. 74.8 sq. metres (804.7 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			86	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E			32	(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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