

Coventry Road, Yardley



3 2 2 D

Offers Over £265,000



## Coventry Road, Yardley

- Semi-Detached
- 3 Bedrooms
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Locked garage
- Double Glazing
- Off-Road Parking
- Ideal for First Time Buyers

**Tenure:** Freehold  
**Council Tax Band:** C

KLARICO Estate Agents proudly present this 3-bedroom semi-detached property situated within Birmingham. This property offers 2 spacious living rooms alongside a kitchen/diner. This property would be ideal for First Time Buyers alongside Investors.

Book you're viewing now to avoid disappointment!!

Welcome to this charming semi-detached house located on Coventry Road in Yardley, Birmingham. This property, built in the late 1940s, boasts a delightful blend of character and modern convenience.

As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property offers three generously sized bedrooms, providing ample space for a growing family or those in need of a home office.

With two bathrooms, busy mornings will no longer be a hassle. The lockable garage and parking space for one vehicle ensure that your car is always secure and easily accessible.

Spanning over 1,010 square feet, this home offers plenty of room to make it your own. The three big rooms provide versatility in their use, allowing you to create the perfect living space to suit your needs.

One of the most exciting features of this property is the potential to extend. Whether you dream of a larger kitchen, an additional bedroom, or a home gym, the possibilities are endless.

Don't miss out on the opportunity to own this wonderful home in a convenient location with great potential. Contact us today to arrange a viewing and start envisioning the life you could create in this lovely property.

### Reception Room

3.36m x 3.40m (11'0" x 11'2")

Double glazed bay window to front, carpet flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Living Room

3.54m x 3.40m (11'7" x 11'2")

Double glazed windows to rear, double glazed door to rear, carpet flooring, chimney breast, ceiling light, skirting, wall mounted radiator

### Kitchen

3.23m x 2.09m (10'7" x 6'10")

Double glazed window to rear, Lino flooring, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap

### Shower Room

1.46m x 1.70m (4'9" x 5'7")

Lino flooring, wall tiles, shower unit, pedestal wash with mixer tap, heated towel rail, toilet

### Bedroom 1

3.54m x 3.30m (11'7" x 10'10")

Double glazed bay window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 2

3.30m x 3.30m (10'10" x 10'10")

Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 3

2.13m x 1.82m (7'0" x 6'0")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

2.00m x 1.82m (6'7" x 6'0")

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with separate taps, shower unit, pedestal wash with separate taps

### Garage

4.91m x 3.06m (16'1" x 10'0")

Garage door, ceiling light, concrete flooring, door to garden

### Garden

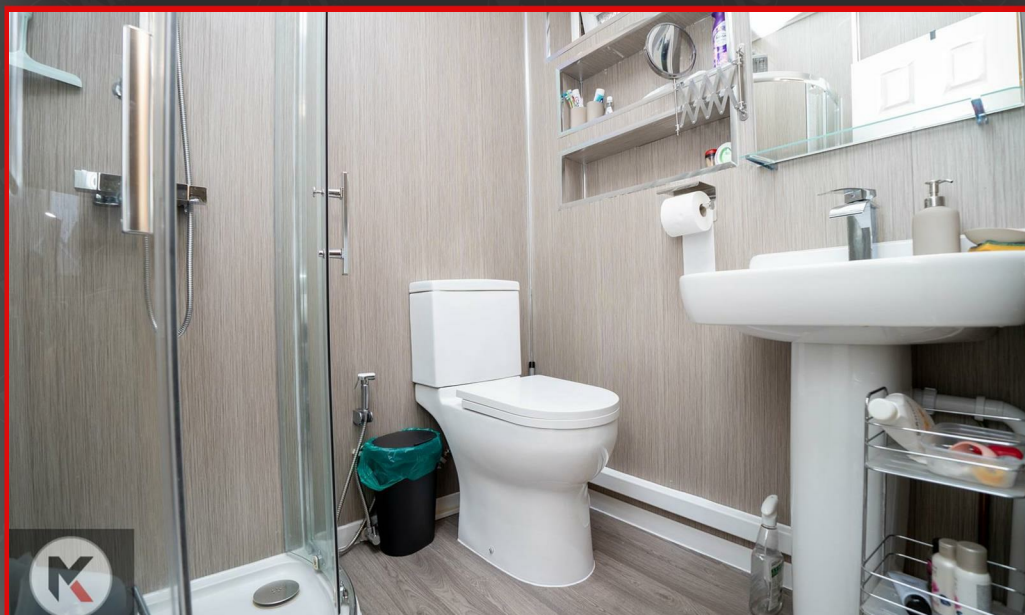
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs

## Directions



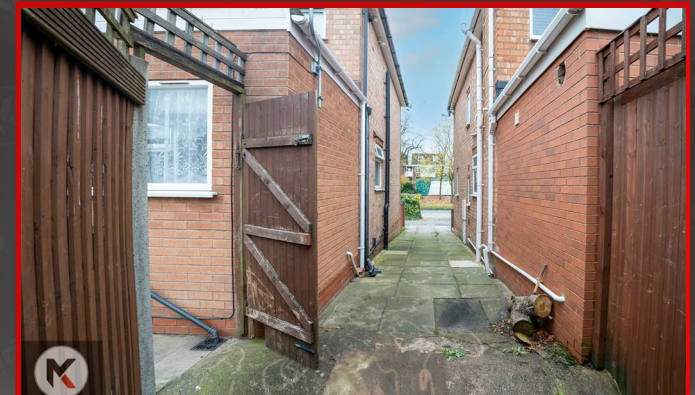


## Coventry Road, Yardley

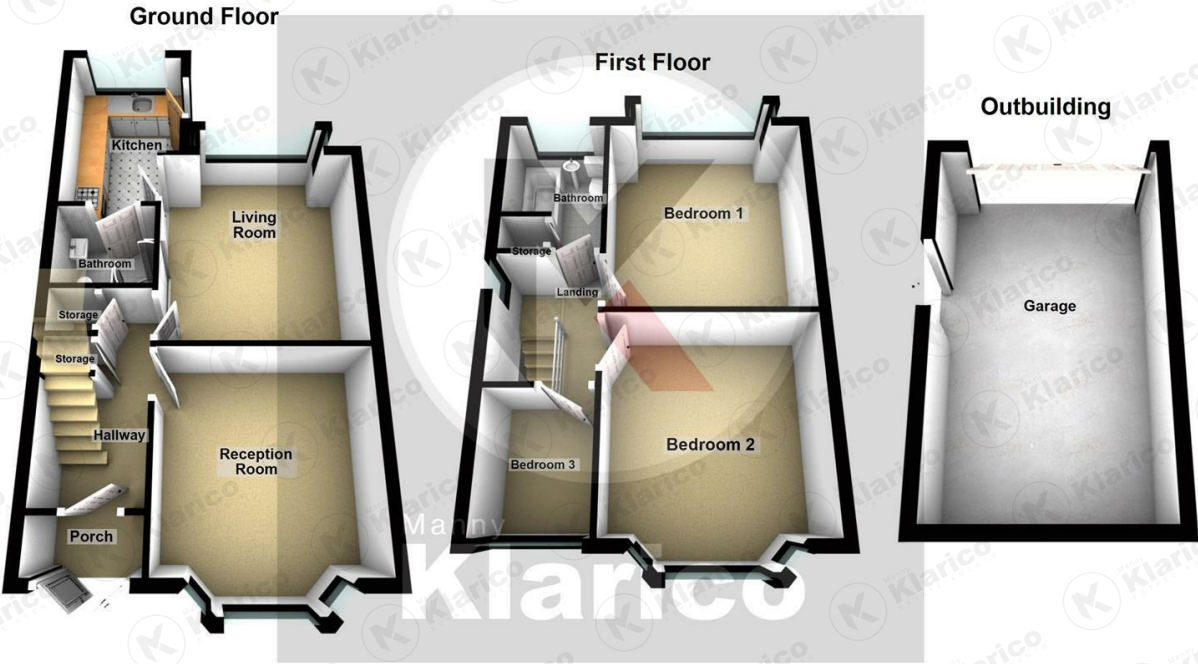




## Coventry Road, Yardley









Total area: approx. 93.8 sq. metres (1010.1 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				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC 	

332 Hob Moats Road  
Birmingham  
B92 8JT

0121 750 0390

www.mannyklarico.co.uk

