



melvyn
Danes
ESTATE AGENTS



Amanda Drive
Yardley
Offers Over £210,000

Description

A well presented end terraced house on a popular road in Yardley. This deceptively spacious property will make the perfect first time purchase and is in a great location near to a range of shops, facilities and transport links. Comprising open plan lounge/diner, good sized kitchen, three bedrooms and first floor bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.



Accommodation

Front

Off road parking via a block paved driveway and access to a UPVC double glazed door to:-

Lobby

Opaque double glazed window to the front, solid wood flooring, ceiling light point and opening onto:-

Open Plan Lounge/Diner

14'11 max x 18'5 max to bay (4.55m max x 5.61m max to bay)



Double glazed bay window to the front, three radiators, stairs to the first floor, solid wood flooring, power and light points and opening onto:-

Kitchen

14'10 x 8'8 max (4.52m x 2.64m max)



The kitchen is fitted with a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over and space and plumbing for other appliances. UPVC French doors to the rear garden, double glazed window to the rear, solid wood flooring, power and light points

Landing

Built in storage cupboard, loft access, ceiling light point and doors to:-



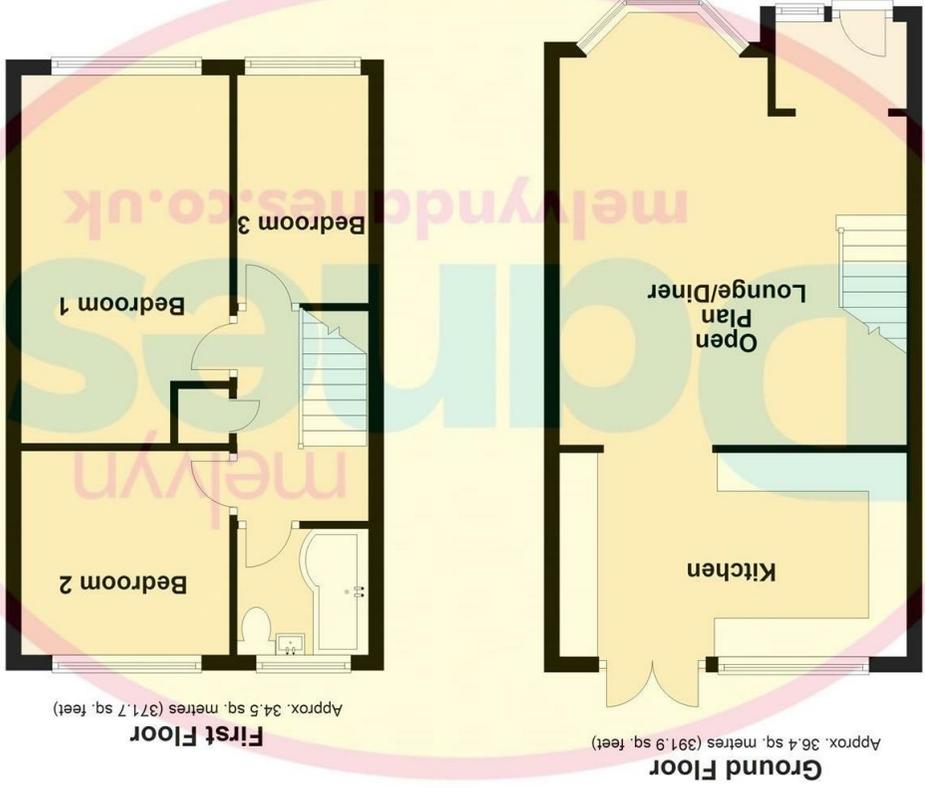
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: B

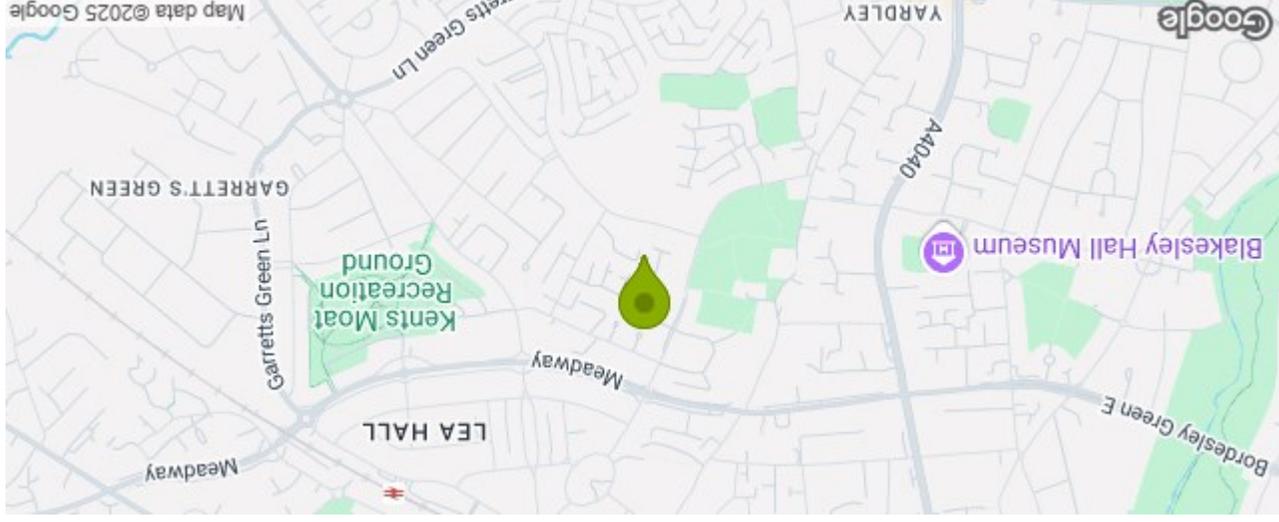
VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

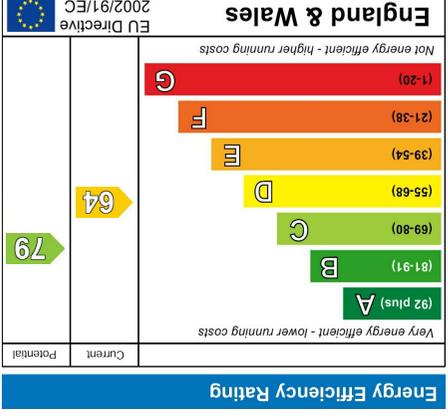
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 70.9 sq. metres (763.5 sq. feet)



57 Amanda Drive Yardley Birmingham B26 2DB
Council Tax Band: B



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.