



# **Aldershaw Road, South Yardley**

## **Offers Over £250,000**

- **SEMI DETACHED HOUSE**
- **THROUGH LOUNGE/DINER**
- **THREE BEDROOMS**
- **CENTRAL HEATING**
- **DRIVEWAY**
- **ENTRANCE HALL**
- **KITCHEN**
- **FIRST FLOOR BATHROOM**
- **DOUBLE GLAZING**
- **PLEASANT REAR GARDEN**

A very well presented semi detached house on a popular road in South Yardley. This lovely property would make the ideal first time purchase and is in a great location near to shops, schools and transport links. Comprising storm porch, entrance hall, through lounge/diner and kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and pleasant rear garden.

#### FRONT

Off road parking via a block paved driveway, fencing to the sides and access to the storm porch with a composite opaque double glazed door to:-

#### ENTRANCE HALL

Opaque double glazed window to the front, stairs to the first floor, under stairs storage cupboard, radiator, solid wood flooring, power and light points and doors to:-

#### THROUGH LOUNGE/DINER

**25'5" to bay x 9'10" max (7.77 to bay x 3.02 max)**



Double glazed bay window to the front, double glazed patio doors to the rear garden, two radiators, solid wood flooring, power and light points

#### KITCHEN

**11'3" x 5'4" (3.43 x 1.65)**



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel 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. Wall mounted boiler, double glazed window to the rear, tiled floor, power and light points

#### LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-

#### BEDROOM ONE

**12'4" to bay x 10'0" (3.78 to bay x 3.07)**



Double glazed half bay window to the rear, radiator, laminate flooring, power and light points

#### BEDROOM TWO

**11'1" to bay x 10'0" (3.38 to bay x 3.07)**



Double glazed bay window to the front, radiator, power and light points

#### BEDROOM THREE

**6'6" x 5'6" (1.98m x 1.68m)**

Double glazed window to the front, radiator, power and light points

## BATHROOM



Fitted with a paneled bath with a mixer shower, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail and ceiling light points

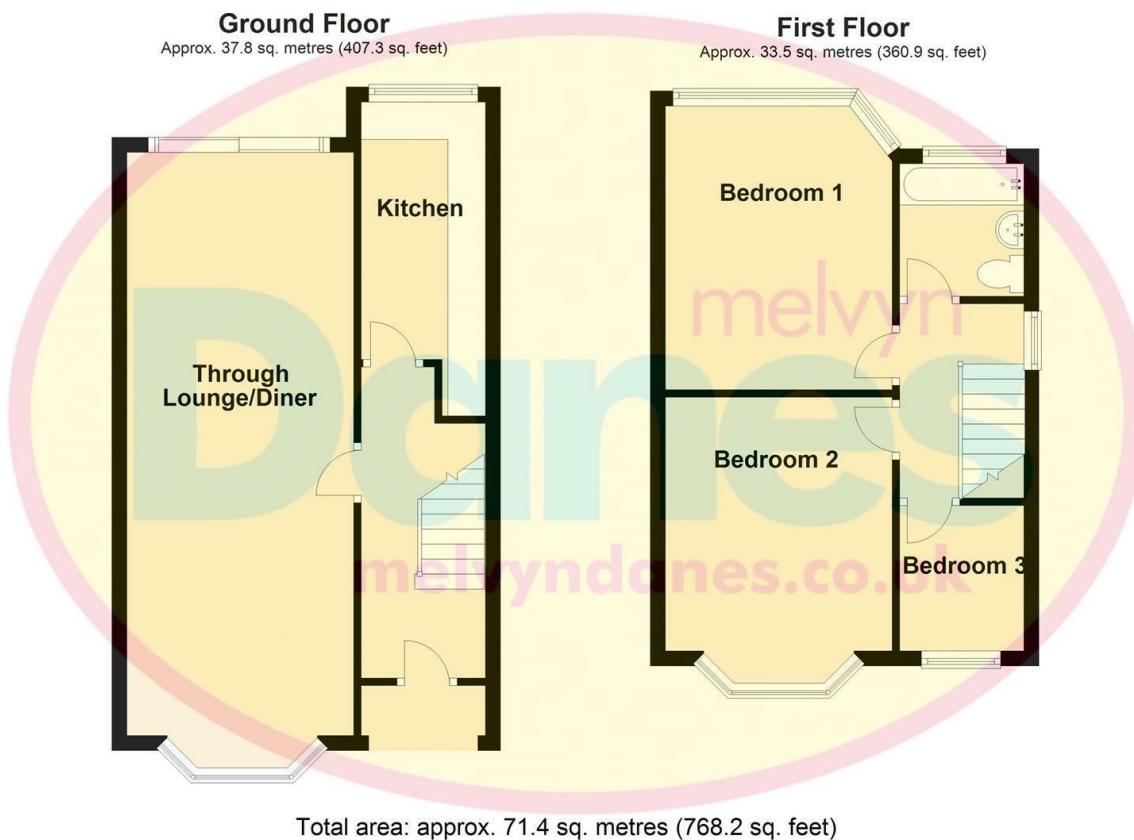
## REAR GARDEN



The rear garden has a patio to the fore and a lawned section with shrub borders and fencing to the perimeters.

## FLOOR PLAN

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.



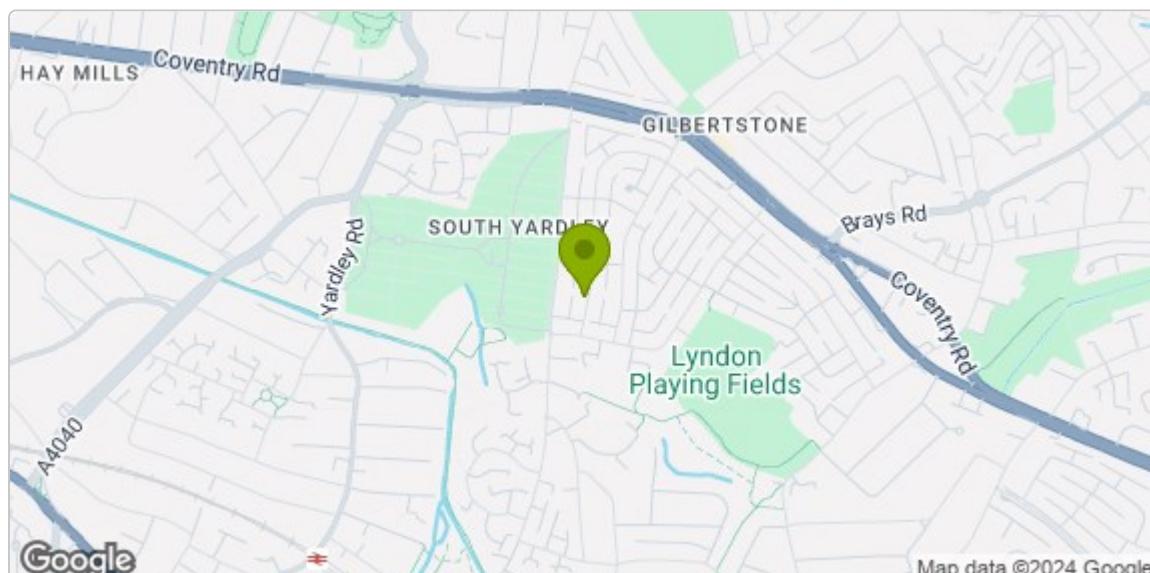
**TENURE:** We are advised that the property is FREEHOLD

**COUNCIL TAX BAND:** C

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC