



**1842 Coventry Road, Yardley, B26 1PA**

**Offers Around £210,000**

A larger style semi detached house - Scope for further extension - Blank canvas to put your own stamp on - Great location - Close to a good range of shops, facilities and transport links - Porch - Entrance hall - Lounge - Dining room - Extended kitchen - Three good sized bedrooms - First floor bathroom - Central heating - Double glazing - Off road parking - Rear garden - Viewing strongly advised

### Front

Off road parking via a block paved driveway, gated access to the rear of the property and access to a UPVC opaque double glazed door to:-

### Enclosed Porch

Double glazed windows to the front and sides, tiled floor and an opaque double glazed door to:-

### Entrance Hall

Stairs to the first floor, under stairs storage cupboard, radiator, laminate flooring, power and light points and doors to:-

### Lounge 10' max x 14'4 to bay (3.05m max x 4.37m to bay)

UPVC double glazed French doors to the rear garden, radiator, gas fire with surround and marble back and hearth, power and light points and doors to:-

### Dining Room 10'11 x 10'5 to bay (3.33m x 3.18m to bay)



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

### Extended Kitchen 10'5 x 8'5 (3.18m x 2.57m)



Fitted with a range of eye level, draw and base units with a work surface over incorporating a stainless steel sink/drain unit with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, radiator, double glazed window to the rear, UPVC double glazed door to the rear garden, wall mounted boiler, power and light points

### Landing

Double glazed window to the side, loft access, power and light points and doors to:-

### Bedroom One 9'11 max x 14'5 to bay (3.02m max x 4.39m to bay)



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

### Bedroom Two 10'10 x 12'9 to bay (3.30m x 3.89m to bay)



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

### Bedroom Three 6'5 x 8'5 (1.96m x 2.57m)

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

### Bathroom 5'5 x 8'8 (1.65m x 2.64m)



Fitted with a white suite comprising panelled bath with a shower attachment and shower screen, pedestal wash/hand basin and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, radiator and ceiling light point

### Rear Garden



The rear garden is mostly laid to lawn with a block paved patio area to the forefront. There are shrub borders, two timber storage sheds, fencing to the perimeter and a gated side access leading to the front of the property.

### Nearby Schools

The following schools are local to the property; Lyndon Green Infant and Junior School, Gilbertstone Primary School, Yardley Primary School, East Birmingham Network Academy, Cockshut Hill Technology College and Lyndon School.

### Viewing

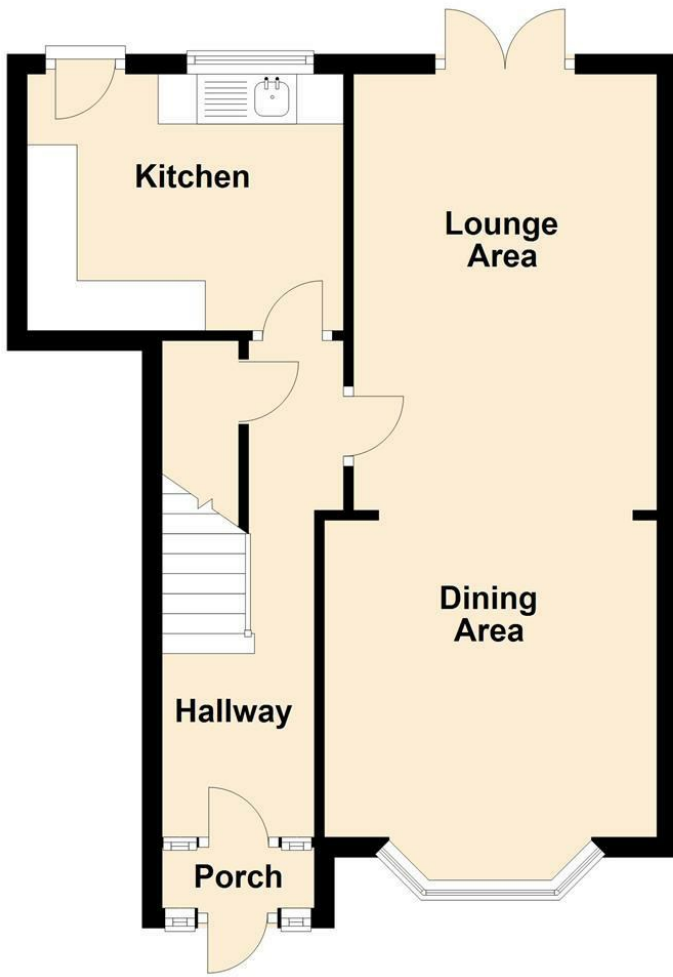
By appointment only please with the Sheldon office.

### Property to Sell Sheldon

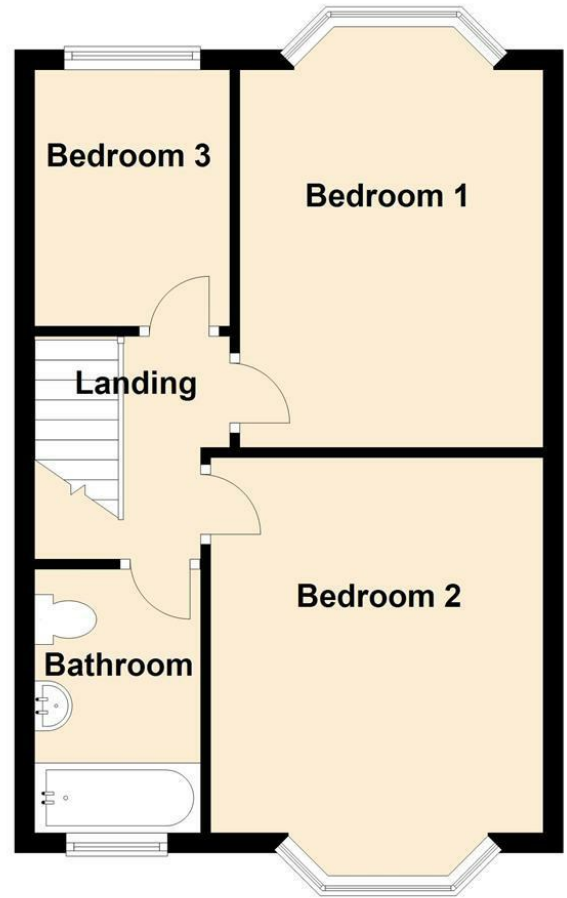
PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

# Floor Plan

## Ground Floor



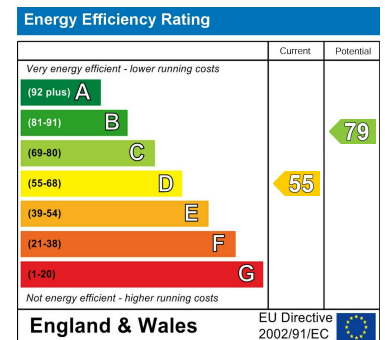
## First Floor



# Area Map



# Energy Efficiency Graph



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