

A two-story red brick house with a white garage and bay windows. The house has a dark tiled roof and a small front porch with white columns. The front garden is paved with cobblestones. The sky is blue with white clouds.

melvyn  
**Danes**  
ESTATE AGENTS

Jephson Drive  
Yardley  
Offers Over £300,000



## Description

A heavily extended semi detached house on a popular road in Yardley with NO ONWARD CHAIN.. This spacious property will make the perfect family home and is in a great location near to a good range of shops, facilities and transport links. Comprising open plan hall/lounge, extended second reception room, extended dining kitchen, utility, guest WC and home sauna to the ground floor. Upstairs there are three double bedrooms, an en suite shower room and the bathroom. Further benefiting from central heating, double glazing, driveway, side garage and rear garden.





## Front

Off road parking via an imprinted concrete driveway, access to the side garage and access to the storm porch with meter cupboards, tiled floor and a UPVC opaque double glazed door to:-

## Open Plan Hall/Lounge

16' max x 17'10 max (4.88m max x 5.44m max)



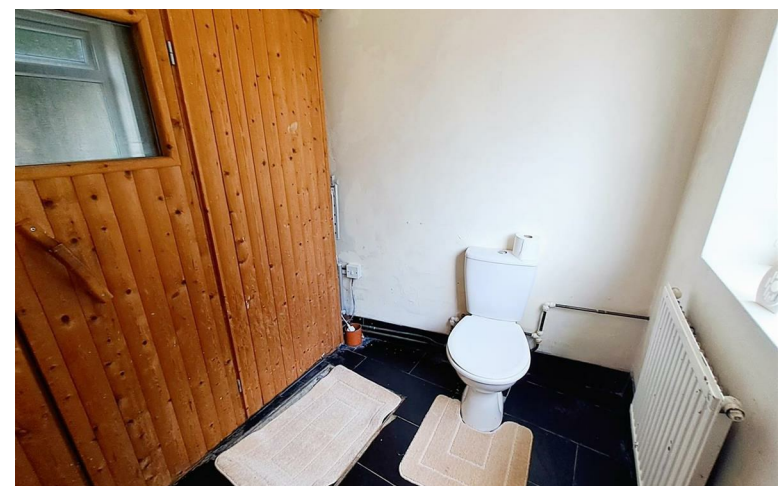
Stairs to the first floor, double glazed bay window to the front, radiator, gas fireplace, wooden flooring, power and light points and door to:-

## Extended Dining Kitchen

11'3 x 19'9 (3.43m x 6.02m)



The kitchen has been fitted with a good range of eye level, drawer and base units with a work surface over incorporating a sink with mixer tap and tiling to splash prone areas. Range cooker with an extractor hood over, integrated fridge and freezer, UPVC double glazed door to the rear garden, double glazed window to the rear, radiator, Amtico flooring, power and light points and doors to:-





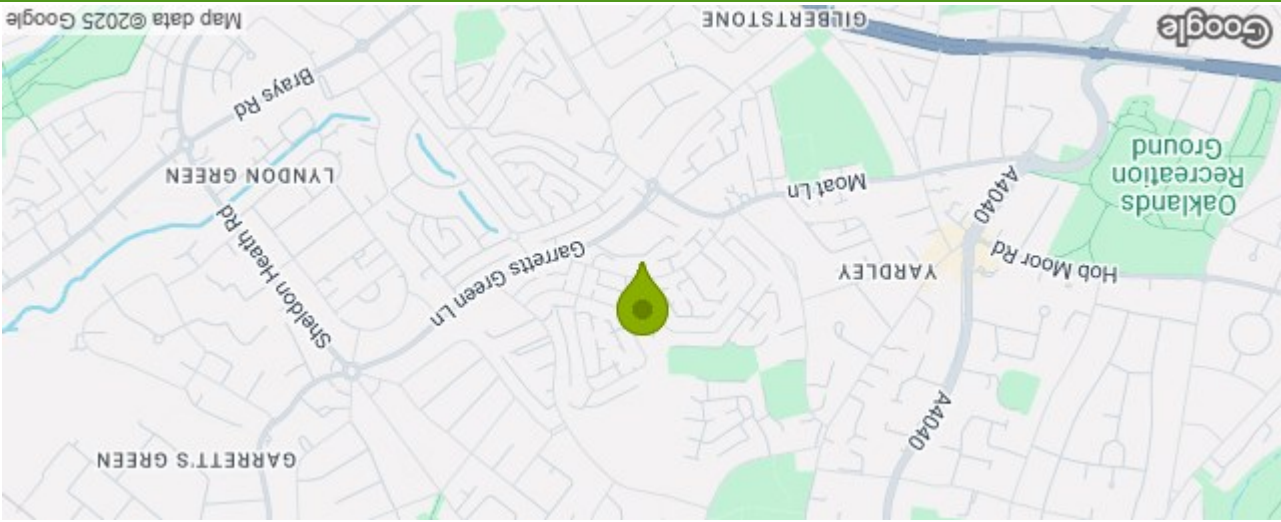
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: C

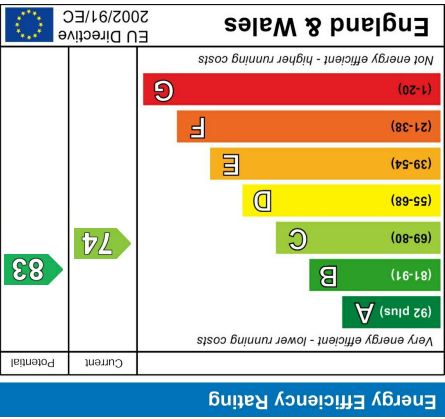
VIEWING: By appointment only with the office on the number below.

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47 Jephson Drive Yardley Birmingham B26 2HW  
Council Tax Band: C



Total area: approx. 156.2 sq. metres (1681.5 sq. feet)

