



Welford Avenue, Yardley

£279,950

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- UTILITY & GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- DRIVEWAY & TANDEM GARAGE
- ENTRANCE HALL
- EXTENDED WREN KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A superb, extended semi detached house on a popular cul de sac in Yardley. This lovely property is the perfect family home and has been greatly improved by the current owners. Ready to move into and in a great location near to shops, schools and transport links and comprising: entrance hall, lounge, dining room, extended Wren kitchen, utility and shower room to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, good size rear garden and tandem garage to the rear.

FRONT

Off road parking via a tarmacadam driveway and access to a composite opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, opaque double glazed window to the front, meter cupboard, laminate flooring, power and light points and doors to:-

SHOWER ROOM

6'9 max x 5'10 (2.06m max x 1.78m)

Fitted with a walk in shower with a thermostatic shower with water jets and a rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, radiator, extractor fan, tiled floor and ceiling light point

DINING ROOM

12'3 max x 13'7 to bay (3.73m max x 4.14m to bay)



Double glazed bay window to the front, radiator, door to the under stairs storage cupboard, laminate flooring, power and light points

LOUNGE

15'9 max x 11'11 max (4.80m max x 3.63m max)



UPVC double glazed French doors to the rear garden, double glazed windows to the rear, radiator, marble fireplace with an electric fire, laminate flooring, power and light points and door to:-

EXTENDED KITCHEN

12' x 8'3 (3.66m x 2.51m)



Recently re fitted with a Wren kitchen comprising a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and metro style tiling to splash prone areas. Fitted electric oven and grill, inset five ring gas burner hob with an extractor hood over and an integrated fridge and dish washer. Double glazed window to the rear, radiator, laminate flooring, power and light points

UTILITY ROOM

15'5 max x 6'8 max (4.70m max x 2.03m max)

Eye level and base units with a work surface over with space and plumbing beneath for a washing machine. Wall mounted boiler, UPVC double glazed door to the side, double glazed window to the side, radiator, tiled floor, power and light points

LANDING

Loft access, laminate flooring, ceiling light point and doors to:-

BEDROOM ONE**12'3 x 12'6 to bay (3.73m x 3.81m to bay)**

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

BEDROOM TWO**8'8 x 8'7 (2.64m x 2.62m)**

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

BEDROOM THREE**6'8 x 8'8 (2.03m x 2.64m)**

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

BATHROOM**7'4 max x 5'11 max (2.24m max x 1.80m max)**

Fitted with a panelled bath with a mixer shower over, rainfall shower head and shower screen, vanity sink and a low level flush WC. Aqua paneling to splash prone areas, opaque double glazed window to the side, heated towel rail, laminate flooring and ceiling light point

REAR GARDEN

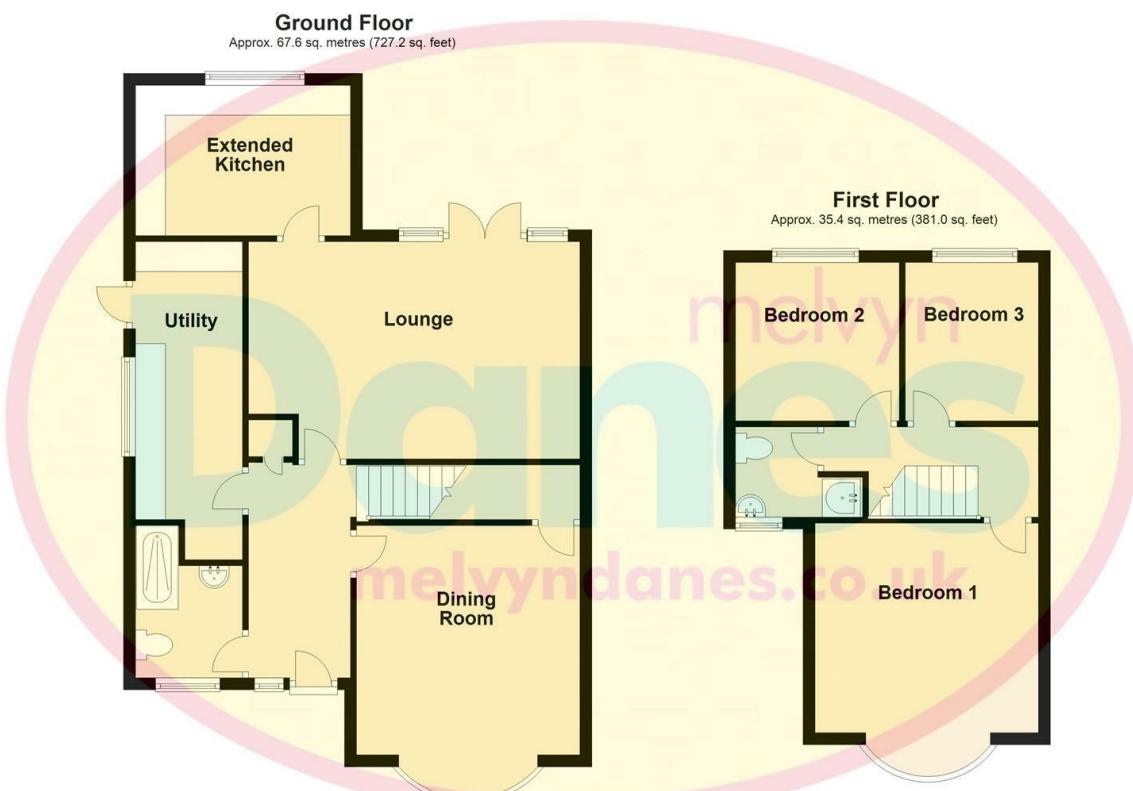
The rear garden has a patio to the fore with Indian sandstone paving and a lawned section. There is fencing to the perimeters, a gated access to the front and access to:-

TANDEM GARAGE**9'7 x 26'7 (2.92m x 8.10m)**

Timber doors onto the security gated rear vehicular service road, double glazed windows to the front and side, power and light points

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.



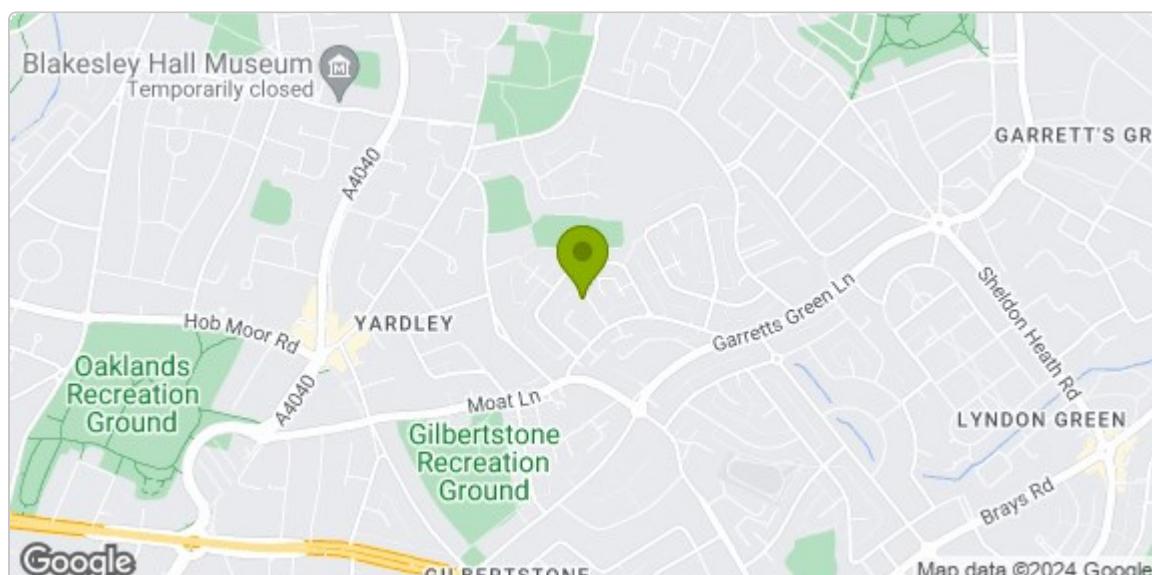
TENURE: We are advised that the property is FREEHOLD

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.



Full Postal Address:
34 Welford Avenue Yardley
Birmingham B26 2LD

Council Tax Band: C

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