



# Fieldhouse Road, Yardley

## Offers Over £210,000

- MID TERRACED HOUSE
- LOUNGE
- RE FITTED SHOWER ROOM
- CENTRAL HEATING
- DRIVEWAY
- HALLWAY
- RE FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- DOUBLE GLAZING
- REAR GARDEN

A spacious mid terraced house on a popular road in Yardley. This lovely property will make the perfect first time purchase and is in a great location near to shops, schools and transport links. Comprising hallway, lounge, re fitted kitchen and re fitted shower room to the ground floor. Upstairs there are three good sized bedrooms. Further benefiting from central heating, double glazing, driveway and rear garden.

#### FRONT

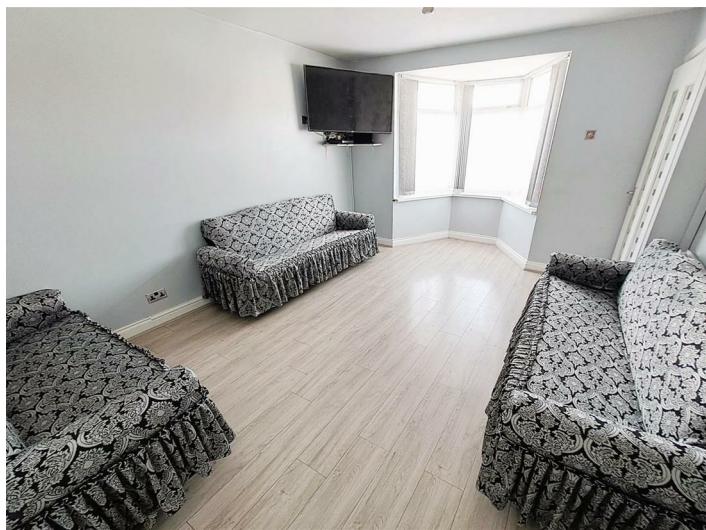
Off road parking via a block paved driveway and access to a UPVC opaque double glazed door to:-

#### HALLWAY

Stairs to the first floor, laminate flooring, ceiling light point and door to:-

#### LOUNGE

**12'1 max x 16'10 to bay (3.68m max x 5.13m to bay)**



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

#### RE FITTED KITCHEN

**9'5 x 9'5 (2.87m x 2.87m)**



Re 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 metro style tiling to splash prone areas. Space and plumbing for appliances, extractor hood, double glazed window to the rear, UPVC opaque double glazed door to the rear garden, tiled floor, power and light points and door to:-

#### RE FITTED SHOWER ROOM **5'2 x 9'1 (1.57m x 2.77m)**



Re fitted with a shower cubicle with a bar shower and rainfall shower head, pedestal sink and a low level flush WC. Tiling to a full height, aqua paneling to the ceiling, opaque double glazed window to the rear, heated towel rail, tiled floor and ceiling light point

#### LANDING

Loft access, ceiling light point and doors to:-

#### BEDROOM ONE

**17'2 max x 10'9 max (5.23m max x 3.28m max)**



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

**BEDROOM TWO**  
**9'4 x 12'10 (2.84m x 3.91m)**



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

**BEDROOM THREE**  
**7'6 x 9'8 (2.29m x 2.95m)**

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

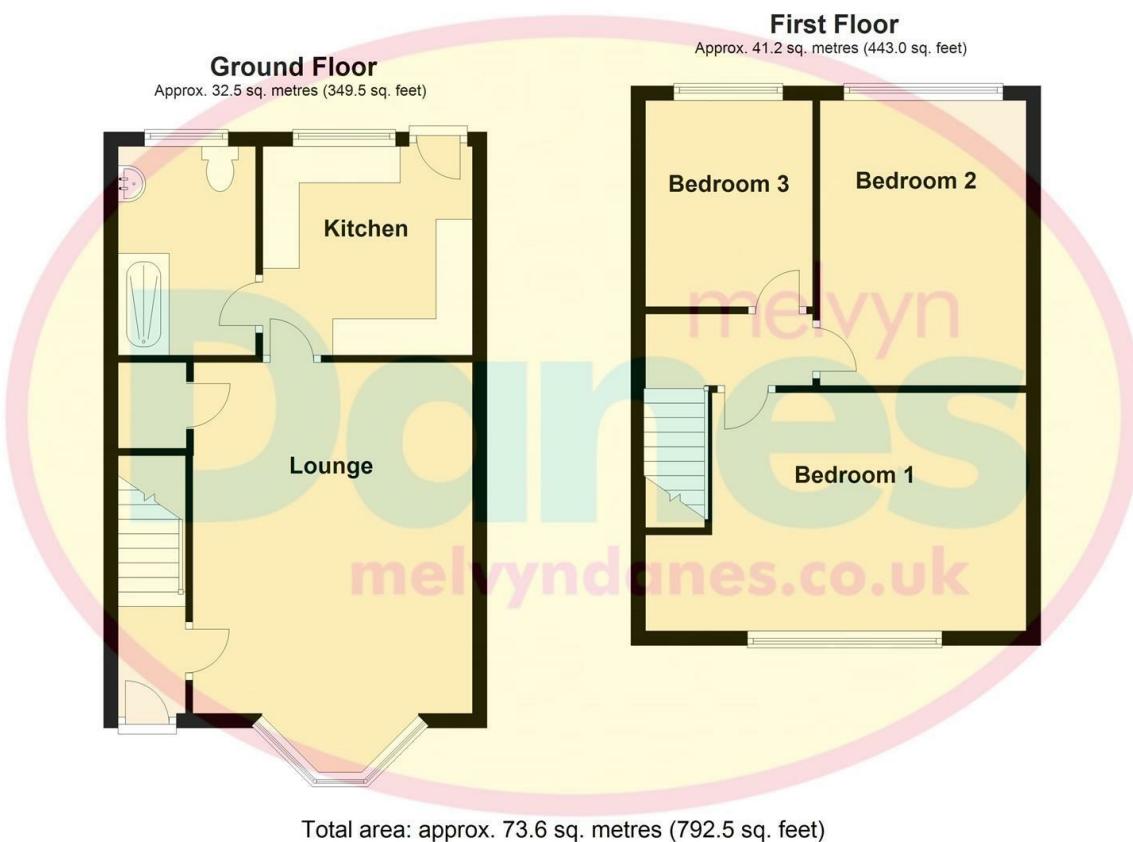
**REAR GARDEN**



The low maintenance rear garden is paved with fencing to the perimeter and a gated access leading to the side of the property.

## 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.



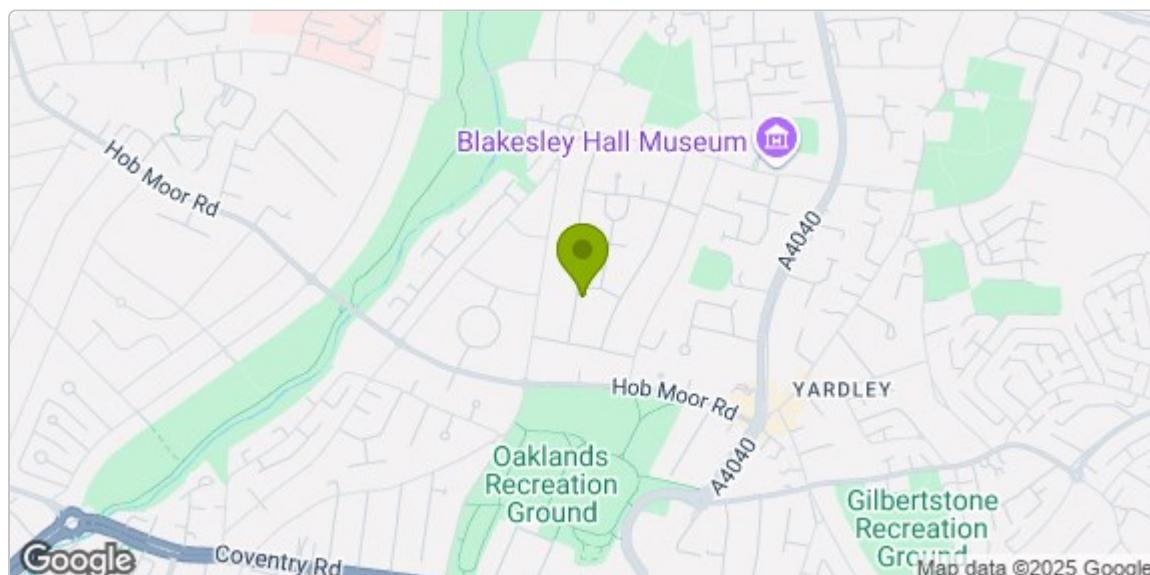
**TENURE:** We are advised that the property is FREEHOLD

**COUNCIL TAX BAND:** A

**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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		54
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC