



melvyn
Danes
ESTATE AGENTS

Vera Road

Yardley

Offers Over £350,000

Description

A spacious, heavily extended and recently refurbished semi detached house on a sought after road in Yardley with no onward chain.

This lovely property will make a great family home and is in a superb location near to a wealth of facilities, schools and transport links.

Comprising enclosed porch, entrance hall, two reception rooms and an extended kitchen to the ground floor. On the first floor there are three bedrooms, the bathroom and a separate WC and on the second floor, two further bedrooms and a shower room.

Further benefiting from central heating, double glazing, driveway, rear garden, rear garage and rear parking.



Accommodation

Driveway

Enclosed Porch

6' x 2'5 (1.83m x 0.74m)

Entrance Hall

6' x 13' (1.83m x 3.96m)

Reception One

12'5 x 13'7 to bay (3.78m x 4.14m to bay)

Reception Two

11'9 max x 15'4 to bay (3.58m max x 4.67m to bay)

Extended Kitchen

18'11 max x 13'5 (5.77m max x 4.09m)

First Floor Landing

6'11 x 10'10 (2.11m x 3.30m)

Bedroom One

11'9 into wardrobe x 15' to bay (3.58m into wardrobe x 4.57m to bay)

Bedroom Two

11'9* max x 14'3 to bay (3.58m* max x 4.34m to bay)

Bedroom Five

6'9 x 6'10 (2.06m x 2.08m)

Bathroom

6'7 x 5'10 (2.01m x 1.78m)

Separate WC

2'5 x 3'2 (0.74m x 0.97m)

Second Floor Landing

6'6 x 7'10 (1.98m x 2.39m)

Bedroom Three

9'7 x 10'7 (2.92m x 3.23m)

Bedroom Four

9'7 x 10'7 (2.92m x 3.23m)

Shower Room

6'6 max x 8'8 max (1.98m max x 2.64m max)

Rear Garden

Rear Garage And Rear Parking

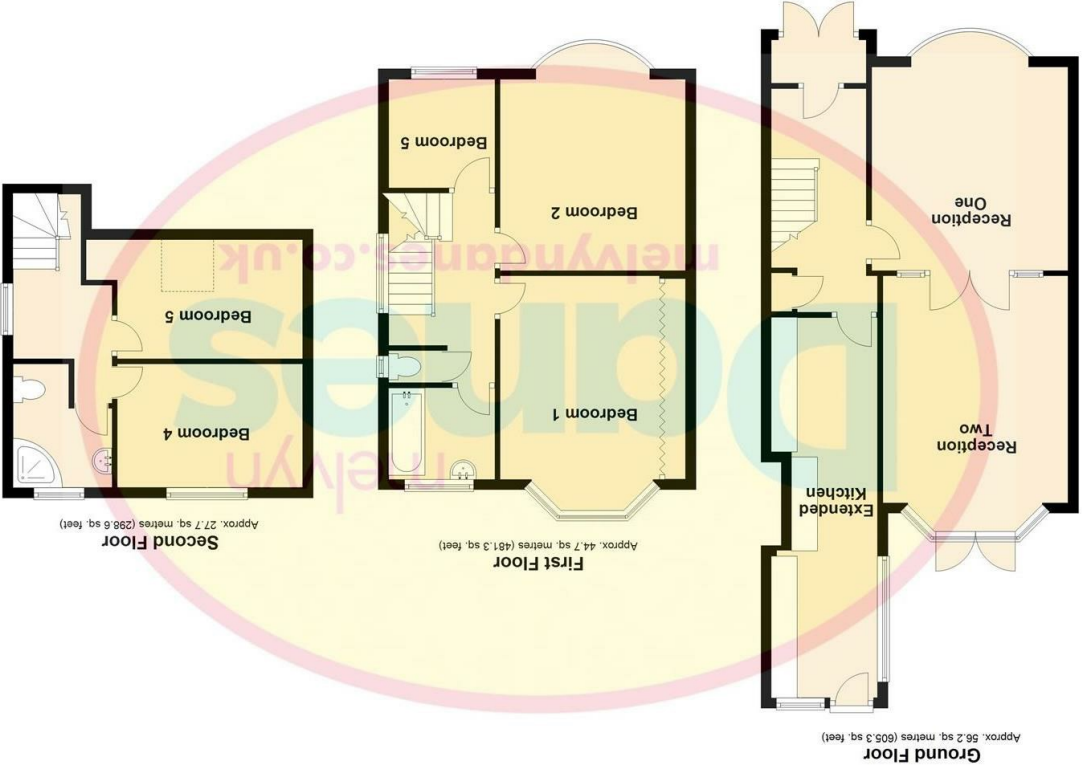
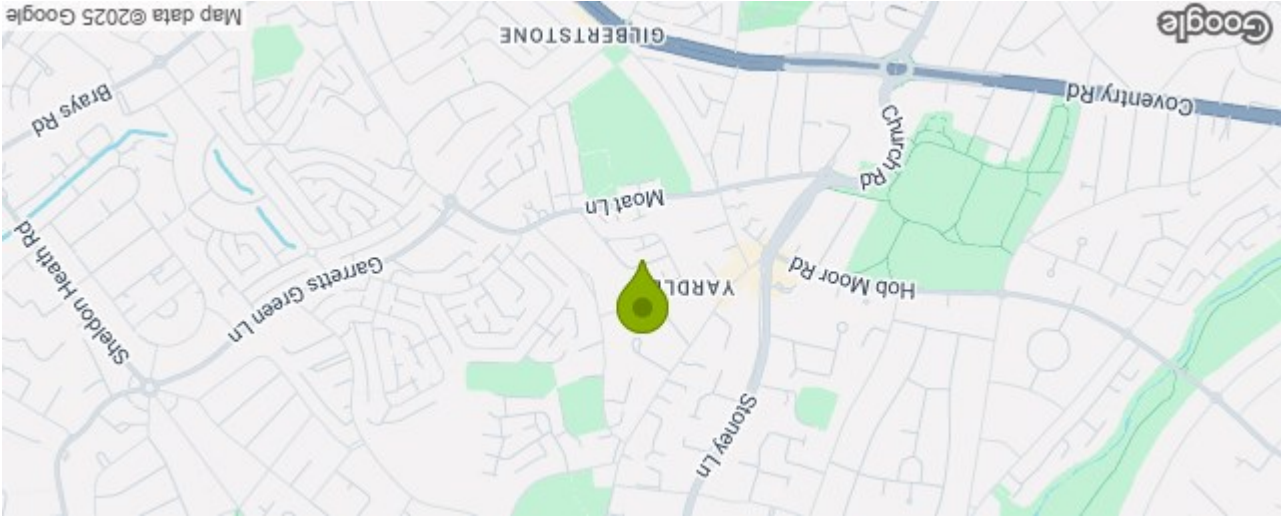


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These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or 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.

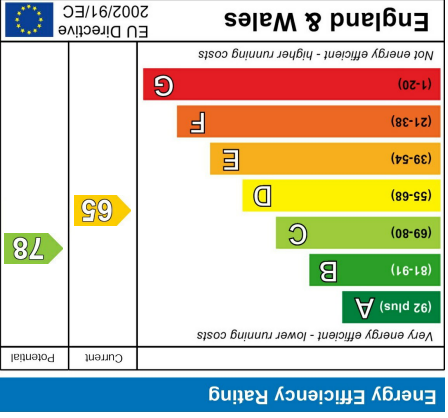
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Total area: approx. 128.7 sq. metres (1385.2 sq. feet)

17 Vera Road Yardley Birmingham B26 1TU
Council Tax Band: C



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.

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