



Herondale Road, Yardley

£260,000

- EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- UTILITY & STUDY
- FIRST FLOOR BATHROOM
- DRIVEWAY
- PORCH & ENTRANCE HALL
- EXTENDED BREAKFAST KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well maintained semi detached house on a popular road in Yardley. This lovely property would make the ideal first time purchase and is in a great location near to a good range of shops, facilities and transport links. Comprising porch, entrance hall, through lounge/diner, extended breakfast kitchen, utility and study to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via tarmacadam driveway, lawned section with a shrub border and access to a UPVC opaque double glazed door to:-

PORCH

Meter cupboards, wall light and a hardwood glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, laminate flooring, ceiling light point and doors to:-

THROUGH LOUNGE/DINER

25' to bay x 9'10 max (7.62m to bay x 3.00m max)



Double glazed bay window to the front, UPVC double glazed door to the rear garden, double glazed windows to the rear, two radiators, fireplace with a cast iron electric fire, power and light points

EXTENDED BREAKFAST KITCHEN 8'5 max x 11'3 max (2.57m max x 3.43m max)



Fitted with eye level and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space for a cooker with an extractor hood over, single glazed window to the rear, power and light points and doors to:-

STUDY

5'7 x 10'7 (1.70m x 3.23m)

Hardwood opaque glazed door to the front, double glazed window to the front, wall mounted boiler, power and light points

UTILITY

6'3 x 6'3 (1.91m x 1.91m)

UPVC opaque double glazed door to the rear garden, single glazed windows to the rear and side, space and plumbing for appliances, power and light points

LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-

BEDROOM ONE

9'10 max x 12'10 to bay (3.00m max x 3.91m to bay)



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

BEDROOM TWO

9'10 max x 12'5 to bay (3.00m max x 3.78m to bay)



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

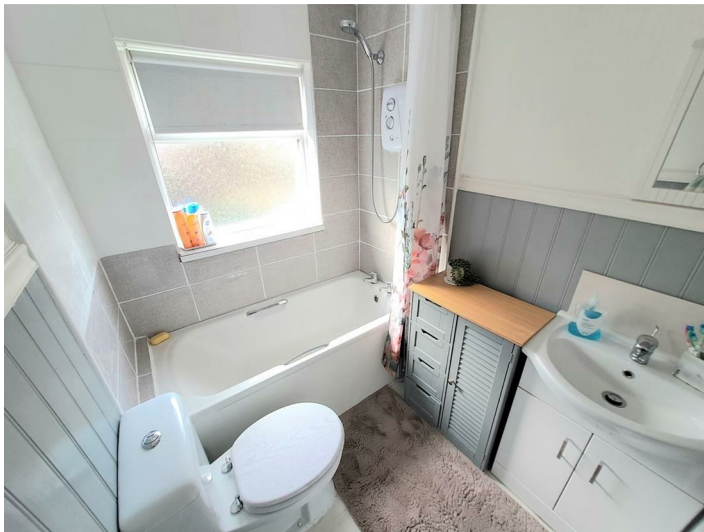
BEDROOM THREE

6'1 x 6'1 (1.85m x 1.85m)

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

BATHROOM

5' x 6'7 (1.52m x 2.01m)



Fitted with a paneled bath with an electric shower over, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, laminate flooring and ceiling light point

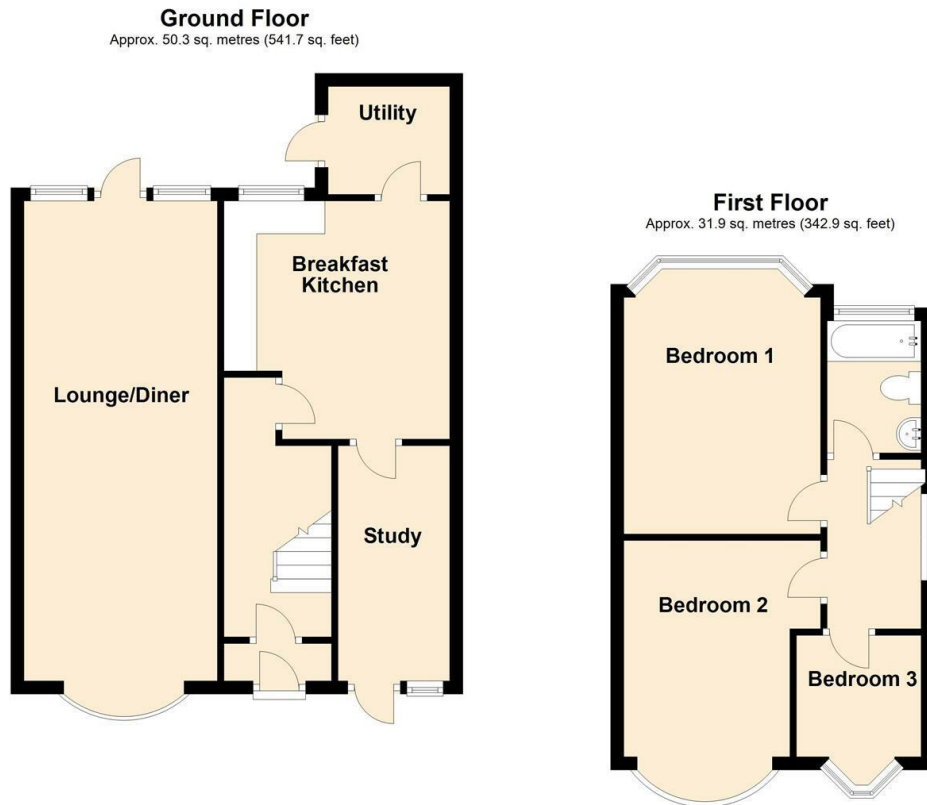
REAR GARDEN



The rear garden has a patio to the fore and a lawned section with shrub borders. There is fencing to the perimeters and a gate to the rear leading to a further garden section with a timber storage shed and a greenhouse.

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.



Total area: approx. 82.2 sq. metres (884.6 sq. feet)

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

COUNCIL TAX BAND: B

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:
51 Herondale Road Yardley
Birmingham B26 1NE

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	