



## Partridge Road, Yardley

**£225,000**

- SEMI DETACHED HOUSE
- POPULAR LOCATION
- KITCHEN DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- WELL PRESENTED
- GOOD SIZED LOUNGE
- CONSERVATORY
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING & REAR GARDEN

A well presented semi detached house on a popular road in Yardley. This well proportioned property will make the perfect first time purchase and is in a great location near to a good range of shops, schools, facilities and transport links. Comprising entrance hall, lounge and kitchen diner to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

#### FRONT

Paved driveway with double glazed sliding door into;

#### ENCLOSED PORCH

UPVC double glazed door leading into

#### ENTRANCE HALL

Opaque double glazed window to the front, radiator, stairs to the first floor, understairs cupboard, light point and access to

#### LOUNGE

**10'7 (max) x 19'5 (into bay) (3.23m (max) x 5.92m (into bay))**



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

#### KITCHEN DINER

**16'8 (max) x 7'11 (5.08m (max) x 2.41m)**



Being fitted with a selection of wall, base and drawer units with work surface over incorporating one and a half bowl sink unit with mixer tap over and tiling to splash prone areas. Space and plumbing for cooker. Double glazed window to the rear, radiator, two ceiling light points, power points and double glazed sliding patio doors into

#### CONSERVATORY

**16'1 x 8'11 (4.90m x 2.72m)**

Double glazed windows to the side and rear, tiled flooring, space and plumbing for appliances, ceiling and light points, double glazed doors to the rear garden.

#### LANDING

Opaque double glazed window to the side, ceiling spotlights, loft access and doors to

#### BEDROOM ONE

**8'10 (to wardrobes) x 15'6 (into bay) (2.69m (to wardrobes) x 4.72m (into bay))**



Double glazed bay window to the front, radiator, built in wardrobes, ceiling light and power points.

#### BEDROOM TWO

**10'5 x 11'4 (3.18m x 3.45m)**



Double glazed window to the rear, radiator, ceiling light and power point.

#### BEDROOM THREE

**5'11 x 7'6 (1.80m x 2.29m)**

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

## BATHROOM



Being fitted with a white three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin and low level flush W.C. Opaque double glazed window to rear, radiator, tiling to full height and suspended ceiling.

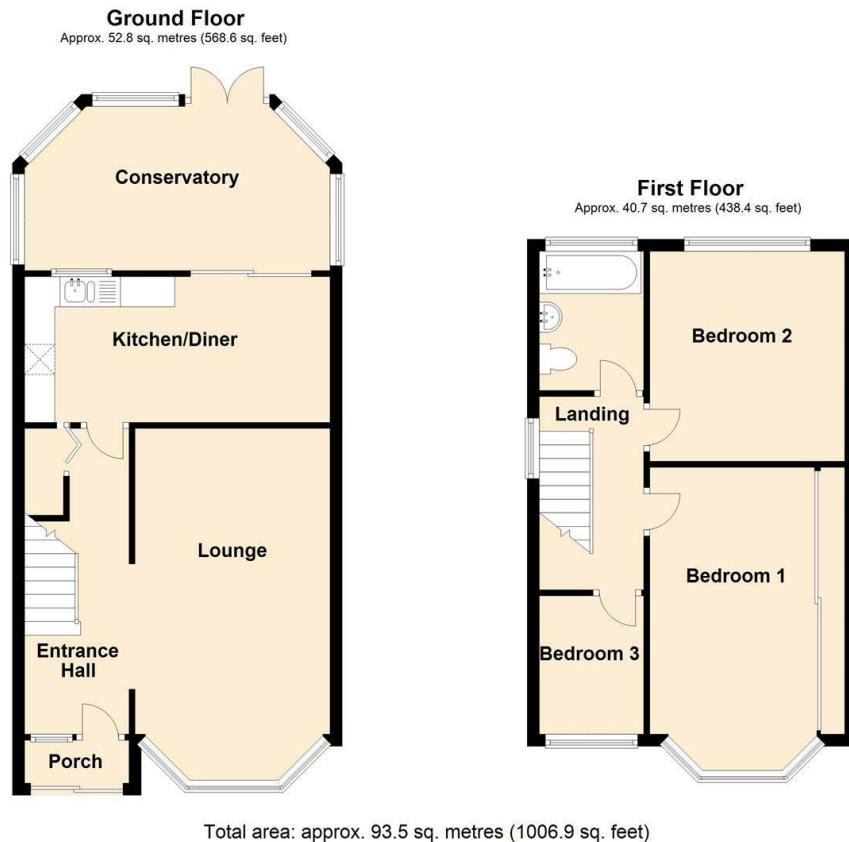
## REAR GARDEN



Being mainly laid to lawn with pathway leading to wooden shed and fencing to perimeters.

## 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.



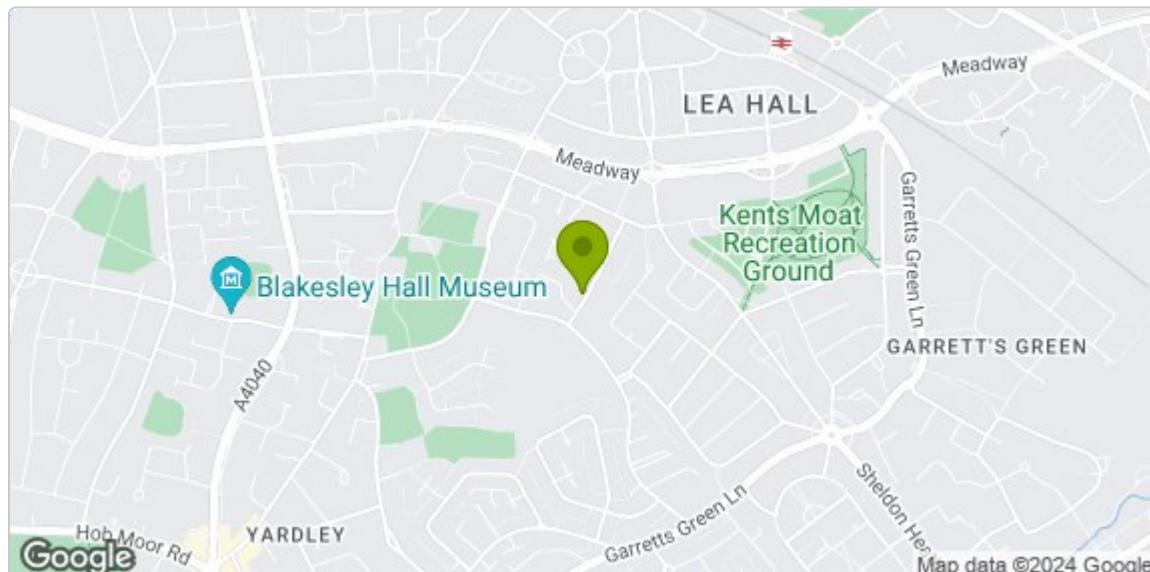
**TENURE:** We are advised that the property is FREEHOLD

**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:**  
24 Partridge Road Yardley  
Birmingham B26 2DA

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		39
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC