



# Denaby Grove, Yardley Wood

## Offers Around £210,000

- **REFURBISHED THOROUGHOUT**
- **PORCH**
- **LOUNGE**
- **TWO DOUBLE BEDROOMS**
- **REAR GARDEN**
- **DRIVEWAY**
- **KITCHEN**
- **CONSERVATORY**
- **FIRST FLOOR BATHROOM**
- **NO UPWARD CHAIN**

Denaby Grove leads from Ravenshill Road in Yardley Wood. Close by is Trittiford Pond which provides pleasant walks and recreation.

Local bus services operate along Priory Road and Ravenshill Road, and Yardley Wood Railway Station is nearby in Highfield Road, offering services to Birmingham and Stratford-upon Avon. Local shopping parades are located in both Ravenshill Road and Priory Road serving everyday needs.

An ideal location therefore for this very well maintained mid terrace property which sits back from the road behind a front driveway which in turn leads to a UPVC double glazed sliding door which opens to the

#### **PORCH**

Having entrance door leading to

#### **HALLWAY**

Having ceiling light point, central heating radiator, stairs rising to first floor landing and door to

#### **LOUNGE**

**16'1" into bay x 11'11" (4.90m into bay x 3.63m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, gas fire, doors to storage cupboard and

#### **KITCHEN** **9'2" x 14'6" (2.79m x 4.42m)**



Refitted kitchen with a range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, electric oven, four ring electric hob with extractor canopy over, space and plumbing for dishwasher and washing machine, space for fridge freezer, breakfast bar, tiling to splash prone areas, double glazed window to rear aspect, recessed lights, central heating radiator and door to

#### **CONSERVATORY**

**5'9" x 9'5" (1.75m x 2.87m)**



Having double glazed windows, wall mounted light and door to rear garden

#### **FIRST FLOOR LANDING**

Having ceiling light point, loft access and doors to the two bedrooms and bathroom

**BEDROOM ONE**  
**10'9" x 12'9"min (3.28m x 3.89mmin)**



Having double glazed window to front elevation, ceiling light point, central heating radiator and storage cupboard

**BEDROOM TWO**  
**12'11" x 9'6" (3.94m x 2.90m)**



Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BATHROOM**



Refitted bathroom with panel bath, corner shower cubicle

with electric shower, pedestal wash hand basin, low level wc, recessed lights and chrome heated towel rail

**REAR GARDEN**

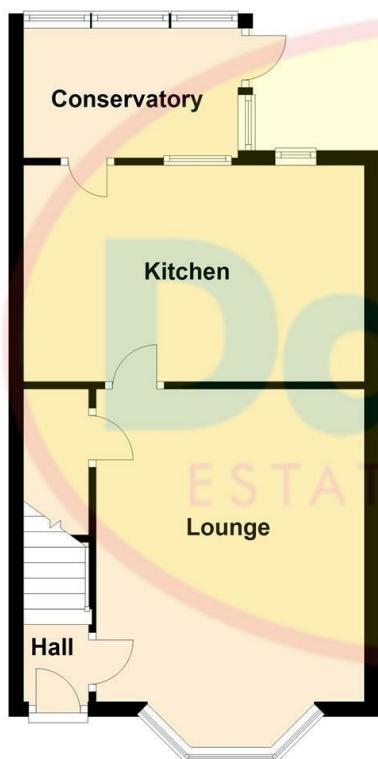


Having paved patio area with path leading to the back of the garden and the rest laid mainly to lawn and gated access back to the front of the property

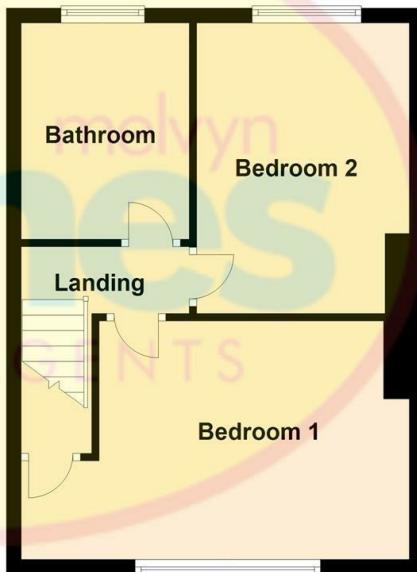
## FLOOR PLAN

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.

### Ground Floor



### First Floor



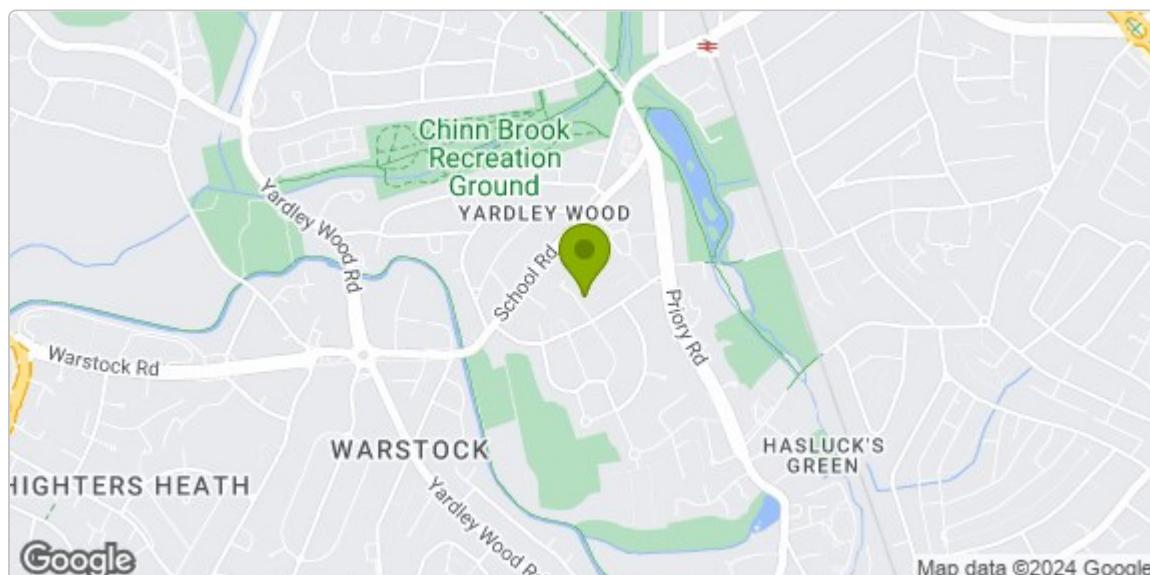
**TENURE:** We are advised that the property is Freehold.

**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:**  
15 Denaby Grove Yardley  
Wood Birmingham B14 4HJ

**Council Tax Band:** B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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

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