

AP MORGAN



Cole Valley Road, Yardley Wood, Birmingham
Offers in excess of £375,000

Features:

- Thoughtfully extended semi-detached house
- Four bedrooms
- Spacious and open plan lounge/diner
- Large, fitted kitchen
- Family bathroom and downstairs W.C
- Large rear garden
- Multi-car driveway
- EPC- D

Description:

This spacious and thoughtfully extended, four-bedroom semi-detached house is situated on a sought-after road in Yardley Wood, Birmingham. The perfect family home with plenty of living space and local amenities including shops and schools conveniently located nearby.

Upon approach to the property there is a large multi-car driveway as well as a side door for access into the utility room.

Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs storage space and downstairs W.C for added convenience; spacious and open plan lounge/diner with large bay window and a sitting area at the rear overlooking the garden; very good size kitchen with integrated appliances including fridge, freezer, oven, hob and dishwasher; utility room with space for freestanding appliances as well as double patio doors at the rear for access into the garden; first floor landing; three good sized double bedrooms; one single bedroom and a family bathroom with separate bath and shower cubicle.

The rear garden is a very good size and comprises of mostly lawn with a raised decking area perfect for outdoor furnishings. There is also a large summer house at the rear of the garden which would be ideal for a home gym or office space as well as a shed for additional storage.

Located in the popular area of Yardley Wood, this property is well situated for travel across Birmingham and surrounding areas. Yardley wood Train station is a short walk away with direct trains running into Birmingham City Centre in just 14 minutes and Junction 4 of the M42 only 4.4 miles by car. Local shops and restaurants are within walking distance as well as The Shire Country Park, being popular with families and dog walkers. Several well-regarded schools are also located nearby.



Details:

Lounge/Diner 21'11" x 11'11" (6.68m x 3.63m)

Sitting Room 10' x 5'1" (3.05m x 1.55m)

Kitchen 16'4" x 13'7" (4.98m x 4.14m)

Utility Room 21'2" x 5'4" (6.45m x 1.63m)

Bedroom One 12' x 11'8" (3.66m x 3.56m)

Bedroom Two 11'10" x 11'7" (3.6m x 3.53m)

Bedroom Three 13'8" x 9'6" (4.17m x 2.9m)

Bedroom Four 7'5" x 6'2" (2.26m x 1.88m)

Bathroom 9'4" x 8'4" (2.84m x 2.54m)

W.C 5'1" x 4' (1.55m x 1.22m)

Hallway

Landing

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

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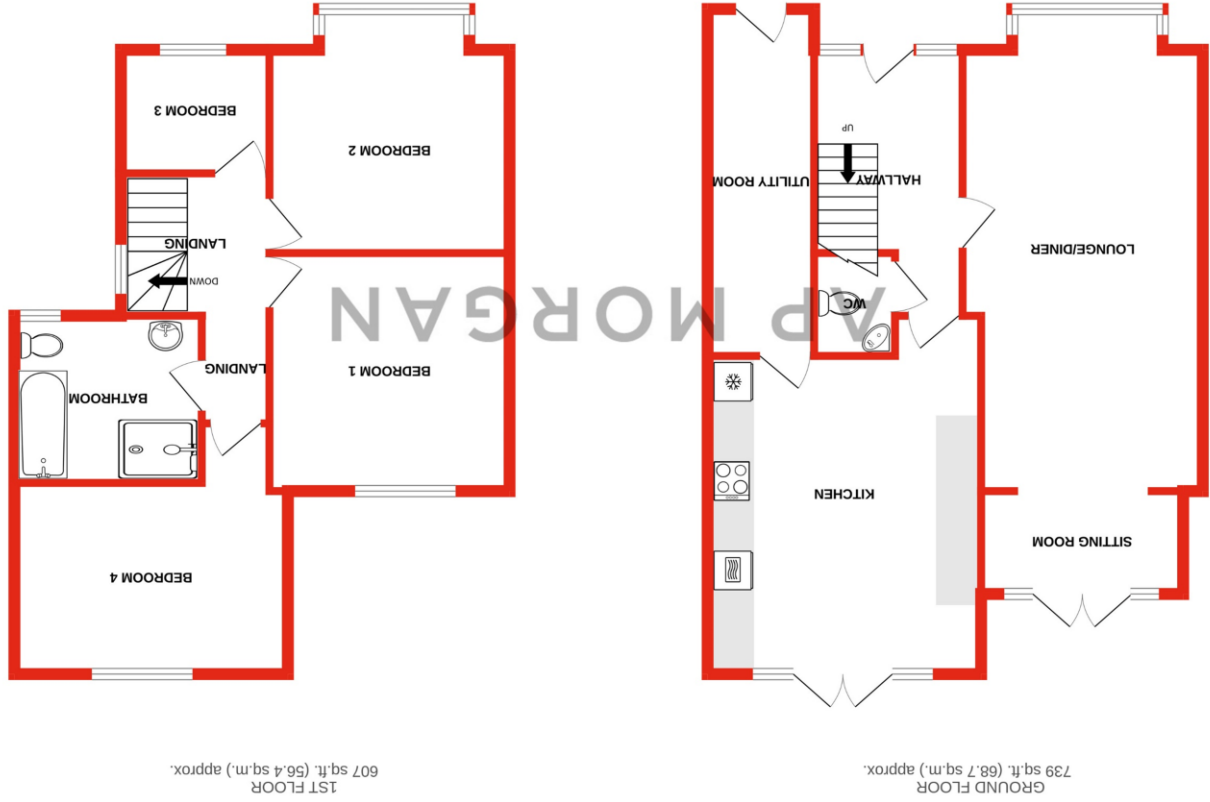
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