

**AP MORGAN**



**Yardley Wood Road, Yardley Wood, Birmingham**

**Asking Price £250,000**



### Features:

- Spacious mid-terraced house
- Three good sized bedrooms
- Good sized lounge
- Spacious kitchen/diner with separate utility and conservatory
- Family bathroom
- Large rear garden
- Off road parking
- EPC- TBC

### Description:

This spacious and well-presented three-bedroom mid-terraced house is situated in the popular area of Yardley Wood, Birmingham. An ideal family home with a large garden and amenities including shops, schools and parks all located nearby.

Set back from the main road, upon approach to the property there is a large front garden with pathway running up to the front door as well as a driveway at the end with space for two cars.

Moving inside, the property briefly comprises of a welcoming entrance hallway; good sized lounge; spacious kitchen/diner with integrated oven and hob as well as a separate utility room, understairs storage cupboard and double doors at the rear leading into the bright conservatory; first floor landing; two double bedrooms each with built in wardrobes; good sized single bedroom with a built in wardrobe as well as a stairway which leads up to the spacious loft room that could be used as an office space or studio; finally a family shower room with walk in shower cubicle.

The rear garden is a very good size comprising of a large lawn with space at the rear for a shed or summer house as well as a patio area perfect for outdoor furnishings. Various hedgerows and flower beds are dotted around the garden for those keen on gardening.

The property is in an ideal location close to Kings Heath high street and its wide range of shops and restaurants it has to offer. Public transport links are also easy to find with various bus services and Yardley Wood train station being only a couple of miles away with regular services to and from Birmingham city centre and further destinations.





**Details:**

**Lounge** 12'9" x 11'11" (3.89m x 3.63m)

**Kitchen/Diner** 13'11" x 12'2" (4.24m x 3.7m)

**Conservatory** 7'7" x 7' (2.3m x 2.13m)

**Utility Room** 9' x 5'11" (2.74m x 1.8m)

**Bedroom One** 13'9" x 9'5" (4.2m x 2.87m)

**Bedroom Two** 13'1" x 9'5" (4m x 2.87m)

**Bedroom Three** 9'2" x 7'6" (2.8m x 2.29m)

**Bathroom** 7'3" x 6'5" (2.2m x 1.96m)

**Loft Room** 15'9" x 15'2" (4.8m x 4.62m)

**Hallway**

**Landing**

**EPC Rating:** To be confirmed

**Council Tax Band:** B (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?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

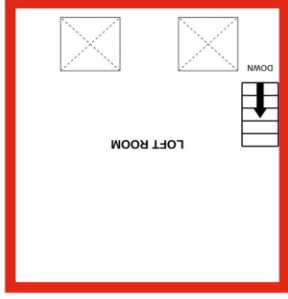
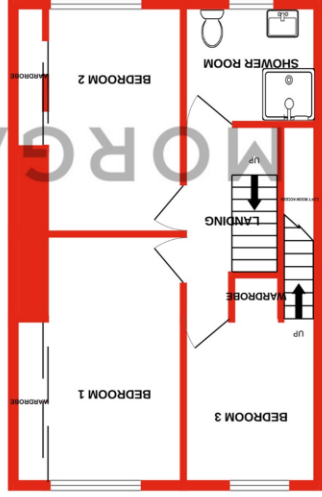
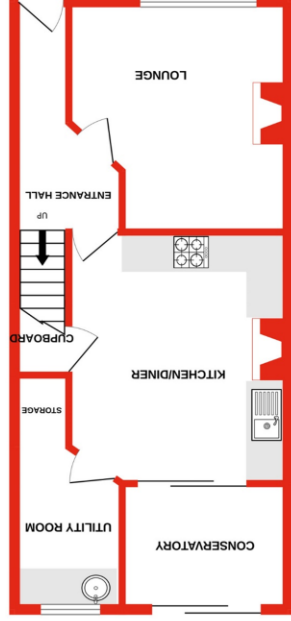
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.  
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