



# Barrows Lane, Yardley

## Offers Over £475,000

- HEAVILY EXTENDED SEMI DETACHED
- TWO RECEPTION ROOMS
- SEVEN BEDROOMS OVER TWO FLOORS
- CENTRAL HEATING & DOUBLE GLAZED
- OFF ROAD PARKING & GARAGE
- WELL PRESENTED & MAINTAINED
- FITTED KITCHEN
- FIRST FLOOR BATHROOM & SECOND FLOOR W.C
- FRONT & REAR GARDENS
- NO ONWARD CHAIN

A spacious, greatly extended family home on a sought after road in Yardley with NO ONWARD CHAIN.. This large family home offers plenty of potential and must be viewed to appreciate the size that this accommodation has to offer. Situated in a great location near to a good range of shops, a number of schools and excellent transport links. Comprising entrance hall, extended lounge, dining room and kitchen to the ground floor. On the first floor there are five bedrooms and the family bathroom and on the upper floor there are another two bedrooms and a W.C. Further benefiting from central heating, double glazing, garage and driveway.

### FRONT

Approached via a block paved driveway with access to the garage, low walled front garden and steps leading to UPVC double glazed sliding doors into;

### PORCH

Having a hardwood glazed door into;

### ENTRANCE HALL

Opaque glazed windows to the front, radiator, stairs to the first floor, light and power points and doors to;

### DINING ROOM

**14'7 x 11'11 (4.45m x 3.63m)**

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

### EXTENDED LOUNGE

**27'4 max x 11'11 (8.33m max x 3.63m)**

UPVC double glazed patio doors to the rear garden, double glazed windows to the side, radiator, a brick built feature fire surround, wall light points and power points.

### FITTED KITCHEN

**11'1 x 11'11 (3.38m x 3.63m)**



Having being fitted with a selection of wall, base and drawer units with worktops over incorporating a sink and drainer unit with mixer tap over and tiling to splash prone areas. Space and plumbing for a gas range cooker with extractor unit. Space and plumbing for further appliances. Double glazed window to the rear, UPVC double glazed door to the side passage, wall mounted boiler and ceiling light point.

### LANDING

Ceiling light point and doors to;

### BEDROOM ONE

**13'11 x 11'10 (4.24m x 3.61m)**



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

### BEDROOM TWO

**13'9 x 101'1 (4.19m x 30.81m)**



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

### BEDROOM THREE

**14'11 x 8'3 (4.55m x 2.51m)**



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

**BEDROOM FOUR**  
9'4 x 7'10 (2.84m x 2.39m)



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

**BEDROOM FIVE**  
8'4 x 7'5 (2.54m x 2.26m)



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

**BATHROOM**  
9'4 x 6'3 (2.84m x 1.91m)



Having being fitted with a four piece suite comprising; panelled corner bath with waterfall tap and hand held shower over, corner shower unit, pedestal wash hand basin and low level w.c. Tiling to splash prone areas. Opaque double glazed window to the rear, heated towel rail and ceiling light point.

**LANDING**

Doors leading to;

**BEDROOM SIX**  
8'11 x 9'11 (2.72m x 3.02m)



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

**BEDROOM SEVEN**  
13'9 max x 7'8 max (4.19m max x 2.34m max)

Two velux windows, radiator, light and power points.

**W.C**

Being fitted with a low level flush W.C and pedestal wash hand basin. Tiling to half height. Velux ceiling window, central heating radiator and ceiling light point.

**REAR GARDEN**



Having a large patio area to the fore garden with raised flower beds leading to a mainly laid to lawn area, shrub borders and fencing to perimeters.

**GARAGE**  
19'5 x 8'9 (5.92m x 2.67m)

Having metal up and over door.

# 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. 204.9 sq. metres (2205.4 sq. feet)

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

**COUNCIL TAX BAND:** D

**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:**  
130 Barrows Lane Yardley  
Birmingham B26 1SD

**Council Tax Band:** D

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