



## Lily Road, Yardley

### Offers Over £180,000

- MID TERRACED HOUSE
- EXTENDED DINING KITCHEN
- FIRST FLOOR BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING
- THROUGH LOUNGE
- TWO BEDROOMS
- LOFT ROOM
- REAR GARDEN

A mid terraced house on a popular road in Yardley. This spacious property would make the ideal first time purchase or buy to let investment and is in a superb location near to a good range of shops, facilities and transport links. Comprising hallway, through lounge and an extended dining kitchen to the ground floor. Upstairs there are two bedrooms, the bathroom and a loft room. Further benefiting from central heating, double glazing and rear garden.

### FRONT

Foregarden with a UPVC opaque double glazed door to:-

### HALLWAY

Radiator, ceiling light point and door to:-

### THROUGH LOUNGE

12'10 max x 25'4 to bay (3.91m max x 7.72m to bay)



Double glazed bay window to the front, double glazed window to the rear, two radiators, fireplace with a multi fuel burner with a wooden surround and tiled hearth, power and light points and door to:-

### LOBBY

Door to the stairs to the first floor and opening onto:-

### EXTENDED DINING KITCHEN

6'9 x 25'10 (2.06m x 7.87m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with waste disposal unit and mixer tap with tiling to splash

prone areas. Fitted double electric oven and grill, inset gas hob with an extractor hood over and space and plumbing for other appliances. Double glazed windows to the rear and side, double glazed patio doors to the garden, radiator, power and light points

### LANDING

Single glazed window to the side, stairs to the loft room, power and light points and doors to:-

### BEDROOM ONE

10'3 to wardrobes x 10'3 (3.12m to wardrobes x 3.12m)



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

### BEDROOM TWO

7'1 max x 11'3 max (2.16m max x 3.43m max)

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

### BATHROOM

6'10 x 8'4 (2.08m x 2.54m)



Fitted with a corner bath with electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, double glazed window to the rear, radiator, storage cupboard and ceiling light point

**LOFT ROOM**  
11'11 max x 14'3 (3.63m max x 4.34m)



Velux window to the rear, storage into the eaves, power and light points

**REAR GARDEN**



The rear garden has a patio to the fore, lawned section and fencing to the 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.



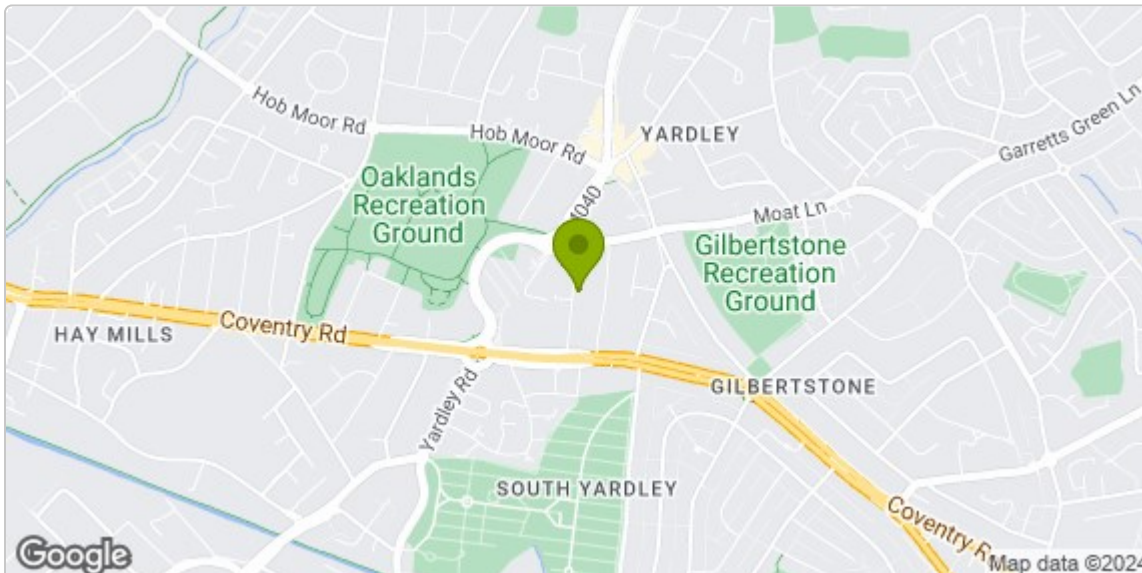
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** A

**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:**  
66 Lily Road Yardley  
Birmingham B26 1TF

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(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	