



Elmcroft Road, Yardley

Offers Over £240,000

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN & SUN LOUNGE
- BATHROOM
- DRIVEWAY & HARDSTANDING TO REAR
- NO ONWARD CHAIN
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well maintained semi detached house on a popular road in Yardley with NO ONWARD CHAIN. This lovely property would make the ideal first time purchase and is a blank canvas to make your own. In a super location near to a good range of shops, facilities and transport links and comprising: porch, entrance hall, two separate reception rooms, extended kitchen and sun lounge to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via a block paved driveway, flower and shrub borders and a UPVC double glazed door to:-

PORCH

Meter cupboard, ceiling light point and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, power and light points and doors to:-

DINING ROOM

9'11 max x 13'5 to bay (3.02m max x 4.09m to bay)



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

LOUNGE

9'11 max x 13'5 to bay (3.02m max x 4.09m to bay)



Hardwood glazed door to the rear, single glazed windows to the rear, radiator, fireplace,, power and light points

EXTENDED KITCHEN

5'4 x 16'8 max (1.63m x 5.08m max)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel double sink and drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, extractor hood, radiator, power and light points and opening onto:-

SUN ROOM

16' max x 6'3 min (4.88m max x 1.91m min)

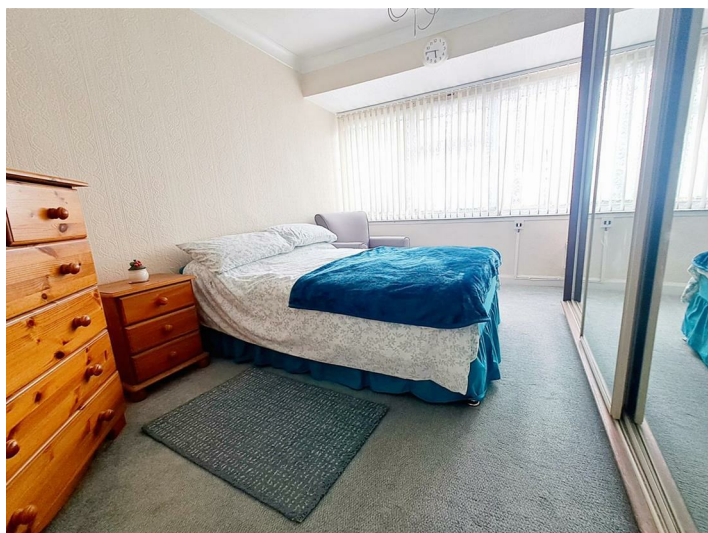
Double glazed patio doors to the rear garden, double glazed windows to the rear, two radiators and power sockets

LANDING

opaque double glazed window to the side, loft access, wall light and doors to:-

BEDROOM ONE

9'11 max x 13'4 to bay (3.02m max x 4.06m to bay)



Double glazed half bay window to the rear, radiator, fitted wardrobes, power and light points

BEDROOM TWO

9'11 max x 13'6 to bay (3.02m max x 4.11m to bay)



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

BEDROOM THREE

5'6 x 6'10 (1.68m x 2.08m)

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

BATHROOM

5'4 x 7'5 (1.63m x 2.26m)



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator, boiler, tiled floor and wall light

REAR GARDEN



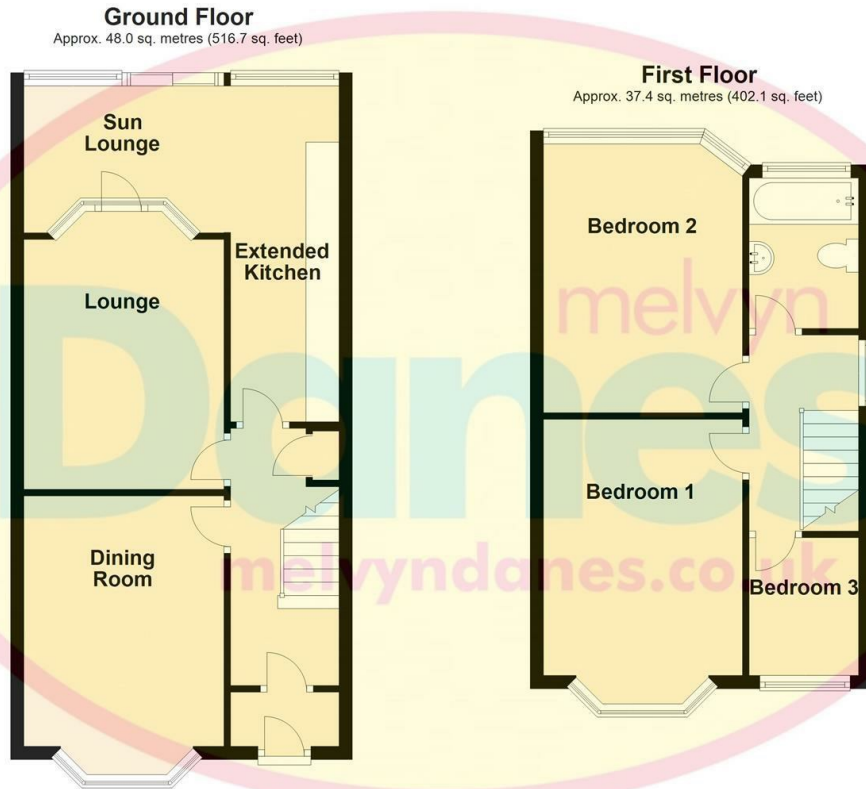
The rear garden is paved for ease of maintenance with shrub borders, two timber storage sheds and a back gate leading to:-

HARDSTANDING

For two vehicles via a security gated driveway.

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. 85.4 sq. metres (918.9 sq. feet)

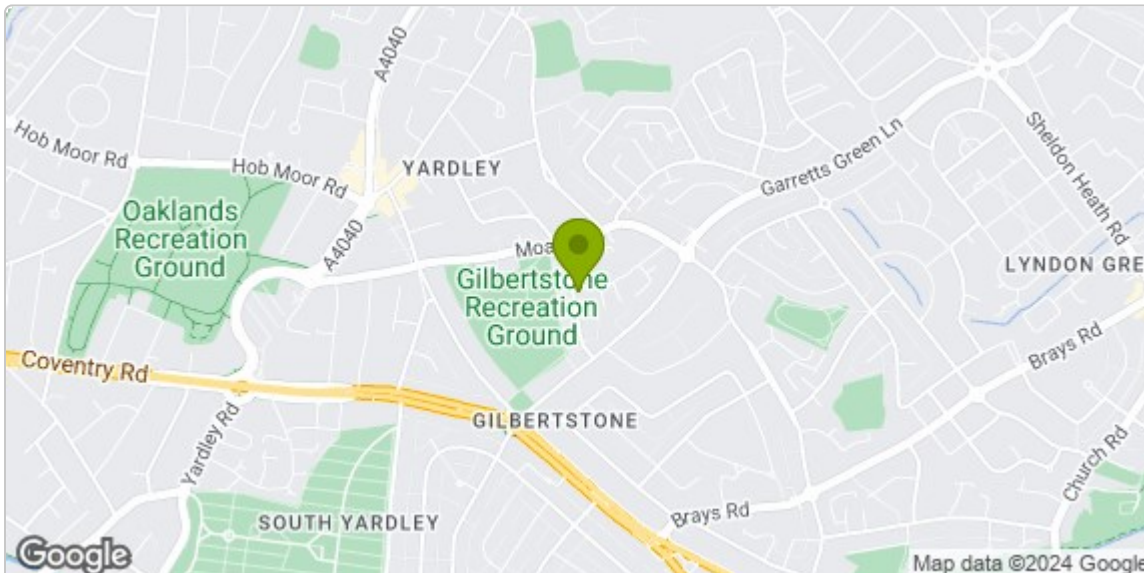
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

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:
55 Elmcroft Road Yardley
Birmingham B26 1PL

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
			83
		65	
England & Wales		EU Directive 2002/91/EC	