



## Lily Road, Yardley

**£180,000**

- MID TERRACED HOUSE
- ENTRANCE HALL
- KITCHEN & UTILITY
- THREE BEDROOMS
- DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- GROUND FLOOR BATHROOM
- CENTRAL HEATING
- REAR GARDEN

A mid terraced house on a popular road in Yardley with no onward chain. This property is a blank canvas and would make the ideal first time purchase. In a great location, near to a good range of shops, facilities and transport links and comprising: entrance hall, lounge, dining room, kitchen, utility and ground floor bathroom. Upstairs there are three good sized bedrooms. Further benefiting from central heating, double glazing and pleasant rear garden.

### FRONT

Fore garden with a path to a UPVC opaque double glazed door to:-

### ENTRANCE HALL

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

### LOUNGE

12'2 x 11'1 (3.71m x 3.38m)



Double glazed window to the rear, radiator, power and light points, door to the lobby and hardwood glazed doors to:-

### DINING ROOM

8'11 max x 12'8 to bay (2.72m max x 3.86m to bay)



Double glazed bay window to the front, radiator, gas marble fireplace, meter cupboard, power and light points

### LOBBY

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

### KITCHEN

6'8 x 12'2 (2.03m x 3.71m)



The kitchen has a range of base units with a work surface over incorporating a stainless steel sink/drainage unit and tiling to splash prone areas. Space for appliances, wall mounted boiler, double glazed window to the side, radiator, breakfast bar, power and light points and opening onto:-

### UTILITY

5'10 x 6'9 (1.78m x 2.06m)

UPVC double glazed door to the rear garden, double glazed window to the side, eye level units and a base unit with a work top over, space and plumbing for a washing machine, power and light points and door to:-

### RE FITTED BATHROOM

5'4 x 6'9 (1.63m x 2.06m)



The bathroom has been re fitted with a walk in bath with a moulded seat, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the side, extractor fan and ceiling light point

### LANDING

Opaque double glazed window to the side, radiator, loft access, power and light points and doors to:-

### **BEDROOM ONE**

**11'1 max x 10'2 (3.38m max x 3.10m)**



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

### **BEDROOM TWO**

**9'2 x 11'2 (2.79m x 3.40m)**



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

### **BEDROOM THREE**

**6'11 x 9'1 (2.11m x 2.77m)**

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

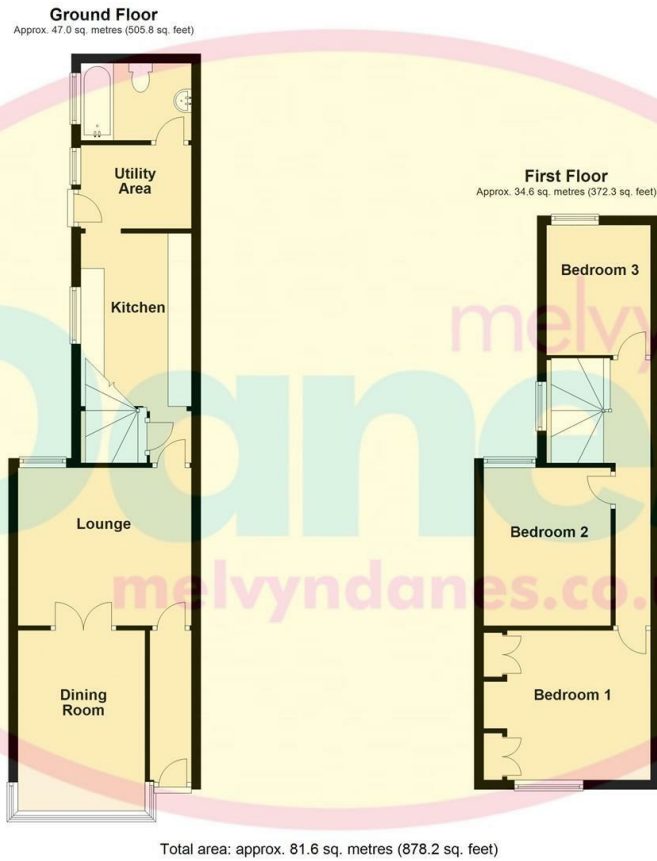
### **REAR GARDEN**



The rear garden has a patio to the fore and a lawned section. There are flower and shrub borders, two storage sheds 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.



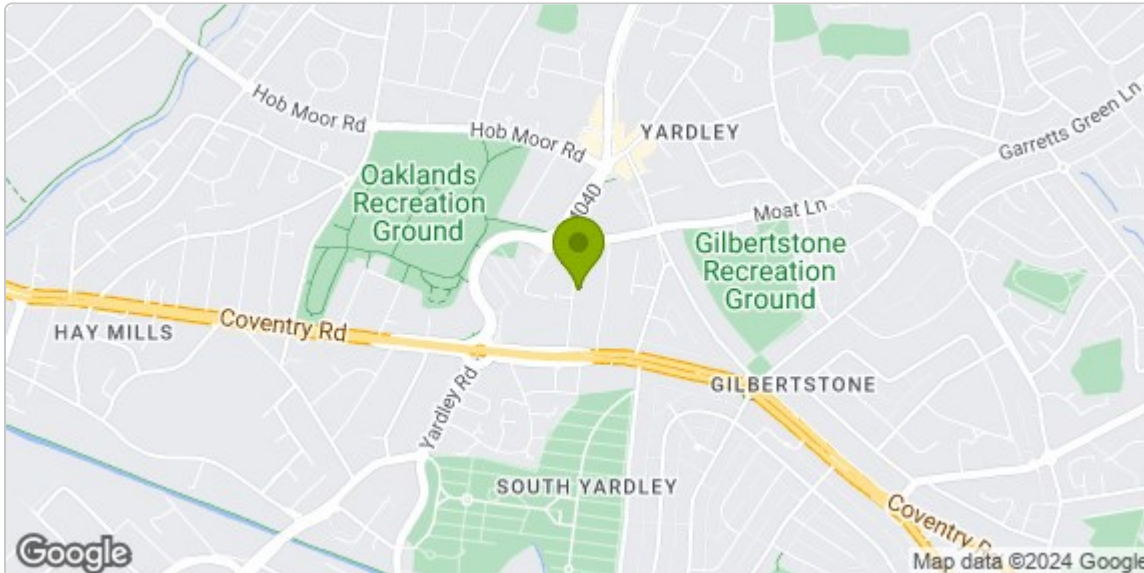
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** B

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

**Council Tax Band:** B

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>	55	
(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	