



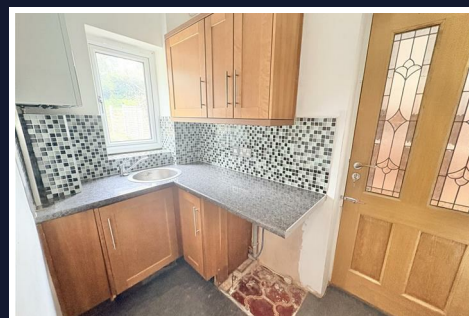
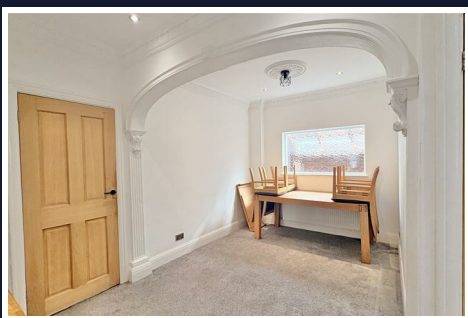
344 Yardley Wood Road

, Birmingham, B13 9JX

Offers Over £575,000



FOUR BEDROOM SEMI-DETACHED HOME WITH NO UPWARD CHAIN! Located on the popular Yardley Wood Road, the property is ideally situated for all the local area has to offer, being in close proximity to Moseley Village and Moseley Bog, the property sits within good school catchments and offers local cafes, shops, grocers and community hubs. The location is also well linked with transport routes and the Moseley Train station. The property itself is welcomed by a spacious drive, porch, a welcoming hallway leading us to; front and back reception rooms, dining space, kitchen, utility, lean-to, garage and further hallway to downstairs w/c as well as access to the delightful rear garden which offers plentiful space! To the first floor accommodation we have a spacious hallways with an original style window and access to three double bedrooms and a single bedroom as well as the four piece bathroom suite. There is also loft access that has been fully boarded and has Velux windows. The energy efficiency rating is E. To truly appreciate this home, call our Moseley office for a viewing today!



Approach

The property is approached via a driveway with lawn area leading to front entry door opening into:

Porch

With wooden flooring, ceiling light point, exposed brick wall and further door opening into:

Hallway

With two ceiling light points with decorative ceiling roses, ceiling spotlights, decorative cornice to ceiling, central heating radiator, stairs giving rise to the first floor landing, walkway into dining area and doors opening into:

Front Reception Room

12'9" x 16'6" (3.90 x 5.04)

With central heating radiator, ceiling light point and double glazed window to the front aspect.

Rear Reception Room

into bay 16'2" x 12'8" (into bay 4.94 x 3.88)

With central heating radiator, ceiling light point and double glazed window with accompanying double glazed French doors giving viewing and access to the rear garden.

Dining Area

8'7" x 9'4" (2.63 x 2.87)

With ceiling spotlights, ceiling light point with decorative ceiling rose, decorative cornice to ceiling, single glazed opaque window to the side aspect and door opening into:

Kitchen

8'1" x 9'6" (2.47 x 2.92)

With tiled flooring, ceiling spotlights, wall and base units with work surfaces over incorporating

integrated gas hob with extractor over, integrated oven and grill, stainless steel sink and drainer with hot and cold mixer tap, tiling to splash backs, double glazed window to the rear aspect and door opens into:

Ground Floor WC

4'7" x 2'10" (1.42 x 0.88)

With tiled to floor and walls, ceiling light point, low flush WC, wash hand basin with hot and cold mixer tap,

Utility

8'2" x 4'3" (2.5 x 1.3)

With tiled flooring, ceiling light point, wall and base units with work surface incorporating stainless steel sink and drainer with mixer tap over, double glazed window to the rear aspect, wall mounted Worcester combi boiler, tiling to splash backs and door opens into:

Lean-To

With lino to flooring, expose brick, access to the rear garden, access to the side and access to the garage.

Garage

11'7" x 15'5" (3.55 x 4.70)

With electric doors to the front driveway, timber framed window to the side aspect, ceiling light point, fuse board and the gas and electric meters.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with timber framed stained glass window to the side aspect, ceiling spotlights, ceiling light point and doors opening into:

Bedroom One

into bay 16'2" x 12'9" (into bay 4.94 x 3.90)

With ceiling light point, central heating radiator, double glazed bay window to the front aspect and loft access with pull down ladders to;

Loft space

Spanning across the entire floor, fully boarded with double glazed Velux windows

Bedroom Two

into bay x 15'8" x 12'9" (into bay x 4.8 x 3.9)

With ceiling light point, central heating radiator, picture rail and double glazed window to the rear aspect.

Bedroom Three

8'8" x 15'0" (2.65 x 4.58)

With ceiling light point, central heating radiator, picture rail and two double glazed window to the front aspect.

Bedroom Four

11'5" x 6'5" x 7'1" (3.5 x 1.98 x 2.17)

With ceiling light point, loft access point, central heating radiator and double glazed windows to the rear and side aspects.

Bathroom

8'1" x 10'2" (2.47 x 3.1)

With LVT wood effect flooring, ceiling light point, two double glazed opaque window to the rear aspect, central heating towel rail, walk-in shower cubicle with mains powered shower over, tiling to all splash backs, low flush WC, bath with hot and cold mixer tap with and held shower over and wash hand basin.

Rear Garden

With a patio area leading to lawn area with flowerbeds to sides and a pathway low level fencing with step leading to further garden area with mature trees and shrubs.

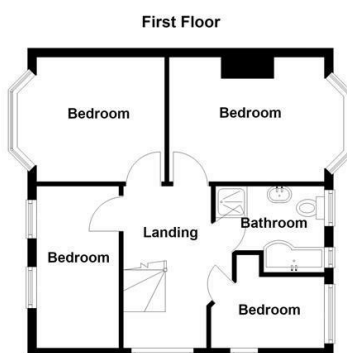
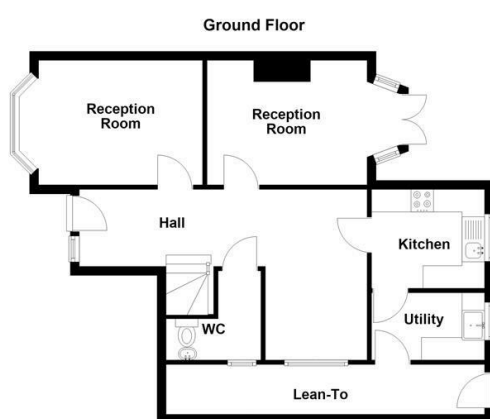
Council Tax Band

According to the Direct Gov website the Council Tax Band for 344 Yardley Wood Road, B13 9JX, is band E and the annual Council Tax amount is approximately £2,876.09, subject to confirmation from your legal representative.





Floor Plan

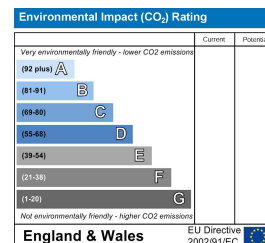
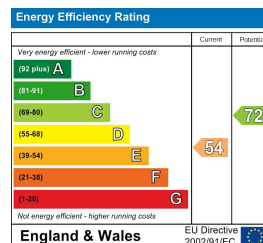


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk