



Asking Price £320,000

Vera Road, Birmingham, B26 1TT

- Beautifully Presented Extended Semi Detached Home
- Ideal Family Home in a Popular Location
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen with Built in Appliances
- Hallway
- Family Bathroom
- Driveway & Rear Garden
- Early Viewing Essential
- Close to Local Schools, Shops & Transport Links

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

**** SEMI DETACHED HOUSE ** THREE BEDROOMS ** EXTENDED KITCHEN *** REAR GARDEN ** POPULAR LOCATION! ** 360 VIRTUAL TOUR AVAILABLE ****

THIS IS A FABULOUS FAMILY HOME! READY TO MOVE STRAIGHT INTO, situated in a SOUGHT-AFTER ROAD AND NEEDS TO BE VIEWED BEFORE IT IS SNAPPED UP!!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING..

Accessed via shared DRIVEWAY, providing parking for your vehicles, the property comprises of an entrance porch, hallway, GUEST W.C, TWO RECEPTION ROOMS, MODERN EXTENDED KITCHEN, UTILITY ROOM and LOVELY FAMILY REAR GARDEN to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

The property benefits from central heating and double glazing where specified & REAR GARAGE

Energy Performance Certificate D

Approach

Access is gained via block paved driveway leading to:

Hallway

Stairs to first floor, understairs storage, central heating radiator and doors to:

Reception One

Double glazed window to front and central heating radiator

Reception Two

Central heating radiator, tiled floor and opening into:

Breakfast Kitchen

Double glazed window to rear, double glazed double doors to rear, fitted with a range of matching wall base and drawer units with work surface over incorporating stainless steel sink and drainer, oven hob and extractor with dishwasher and fridge freezer.

Guest W.C

With low level w.c, wash hand basin.

Utility

Plumbing for washing machine, space for further appliances and door to side.

FIRST FLOOR

Landing

Double glazed window to side, loft and doors off:

Bedroom One

Double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom Two

Double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom Three

Double glazed window to front, central heating radiator and over stairs storage

Bathroom

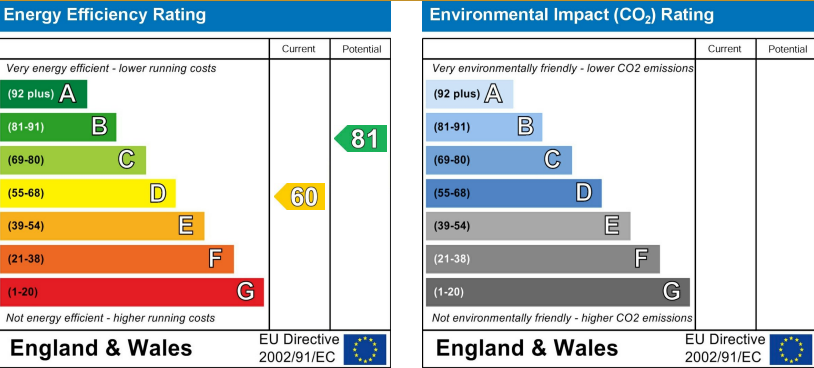
Double glazed forsted window to rear, suite comprising panelled bath with shower over, low level w.c, wash hand basin and heated towel rail.

OUTSIDE

Rear Garden

Enclosed with patio area, lawned area, decking area and shrubs.

Rear Garage





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