



Offers Over £225,000

Kennerley Road, South Yardley, Birmingham, B25 8LS

- No Upward Chain
- Beautifully Presented Semi Detached Home
- Garage, Front & Driveways
- Lounge
- Kitchen
- Conservatory
- Two Bedroom
- Family Bathroom
- Beautiful Low Maintenance Rear Garden
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: C
Potential: C

Council tax band

Band = C

**** FABULOUS MODERN SEMI
DETACHED HOME ** TWO BEDROOMS
** GARAGE ** NO UPWARD CHAIN **
CONSERVATORY ****

**YOUR DREAM HOME HAS JUST
BECOME AVAILABLE TO THE MARKET!**

This BEAUTIFUL MODERN SEMI
DETACHED HOUSE is and ideal FIRST
TIME BUY, with lots to offer but don't
take my word for it...
CALL OUR YARDLEY OFFICE TO
ARRANGE YOUR VIEWING ON 0121-
783-3422 NOW!!!

The property is situated on KENNERLY
ROAD, YARDLEY Just a short walk to
the SWAN SHOPPING CENTRE.
Accessed via DRIVEWAY with double
glazed entrance door, the property
comprises of: Entrance hallway
LOUNGE, KITCHEN, CONSERVATORY
and rear garden all on the ground
floor.

First floor comprises of TWO
BEDROOMS AND FAMILY BATHROOM.

The property also benefits from central
heating and double glazed (both
where specified) REAR GARAGE,
DRIVEWAY AND REAR DRIVEWAY.

Energy Rating awaiting

Approach

Access is gain via driveway leading to
front door:

Hallway

Double glazed window to front,
central heating radiator, stairs to the
first floor and door to:

Lounge

14 x 11'9 (4.27m x 3.58m)

Double glazed window to front, two
central heating radiators and door to:

Kitchen

11'9 x 7'11 (3.58m x 2.41m)

Double glazed window to rear, door to
rear. Fitted with a range of matching
wall base and drawer units with
worksurface over incorporating
stainless steel sink and drainer with
mixer tap over.

Conservatory

14'5 x 9'1 (4.39m x 2.77m)

Double glazed double doors to rear,
double glazed window to rear and
central heating radiator.

FIRST FLOOR

LANDING

Loft access with pull down ladder and doors off:

Bedroom One

11'3 x 8 (3.43m x 2.44m)

Two double glazed windows to front, central heating radiator and fitted wardrobe.

Bedroom Two

10'9 x 6'3 (3.28m x 1.91m)

Double glazed window to rear and central heating radiator.

OUTSIDE

Rear Garden

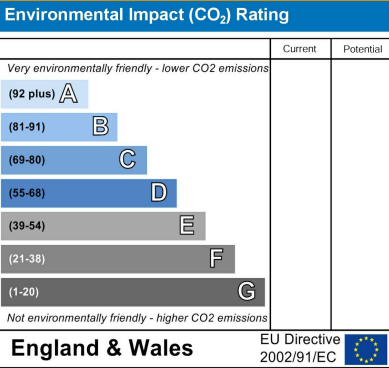
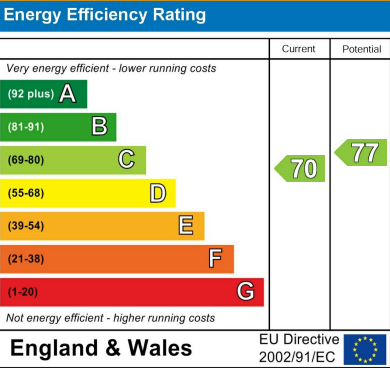
Enclosed with patio area, gravelled area and access to garage.

Garage

15'8 x 7'7 (4.78m x 2.31m)

Up and over door, access to garden and light

Rear Parking Space





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