



## Offers Over £270,000

### Welford Avenue, Yardley, Birmingham, B26 2LD

- Beautifully Presented Family Semi Detached Family home
- Three Good Size Bedrooms
- Hallway
- Lounge
- Kitchen and Dining Area
- Conservatory
- Shower Room
- Rear Garden
- Driveway for Several Cars and Rear Garage
- Close to Local Schools, Shops and Transport Links

## EPC Rating

Current:

Potential:

## Council tax band

Band = C

**\*\* BEAUTIFULLY SEMI DETACHED HOUSE \*\* THREE BEDROOMS \*\* POPULAR LOCATION \*\* LARGE REAR GARDEN \*\* INTERNAL VIEWING ESSENTIAL \*\***

A LOVELY FAMILY PROPERTY SITUATED IN A POPULAR LOCATION!! This WELL PRESENTED, SEMI DETACHED HOUSE is approached via a BLOCK PAVED DRIVEWAY and leading to entrance door with accommodation comprising of , entrance hallway, LOUNGE, KITCHEN, DINING AREA, CONSERVATORY and FAMILY REAR GARDEN on the ground floor. To the first floor there are THREE BEDROOMS and a modern shower room.

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

The property benefits from central heating and double glazing both where specified. DOUBLE REAR GARAGE.

Energy Performance Rating tbc

### Approach

Access is gained via block paved

driveway with ample parking for several cars leading to:

### Hallway

Double glazed window to side, central heating radiator, stairs to first floor :

### Lounge

**12'11" x 12'4" (3.96 x 3.76)**

Double glazed bay window to front and central heating radiator.

### Kitchen Area

**13'7 x 6 (4.14m x 1.83m )**

Double glazed window to side, fitted with a range of matching wall base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over.

### Dining Area

**11'11 x 8'7 (3.63m x 2.62m )**

Double glazed bi fold doors to rear and central heating radiator.

### Conservatory

**11'11 x 8'7 (3.63m x 2.62m )**

Double glazed double doors to side and double glazed windows to rear.

### FIRST FLOOR

Landing

Loft access (with pull down ladder) and doors off:

Bedroom One

13 x 12'4 (3.96m x 3.76m )

Double glazed bay window to front and central heating radiator.

Bedroom Two

8'10 x 7'10 (2.69m x 2.39m )

Double glazed window to rear and central heating radiator.

Bedroom Three

8'9 x 7'9 (2.67m x 2.36m )

Double glazed window to rear and central heating radiator.

Shower Room

Double glazed frosted window to front, heated towel rail, suite comprising walk in shower with low level w.c and pedestal wash hand basin.

OUTSIDE

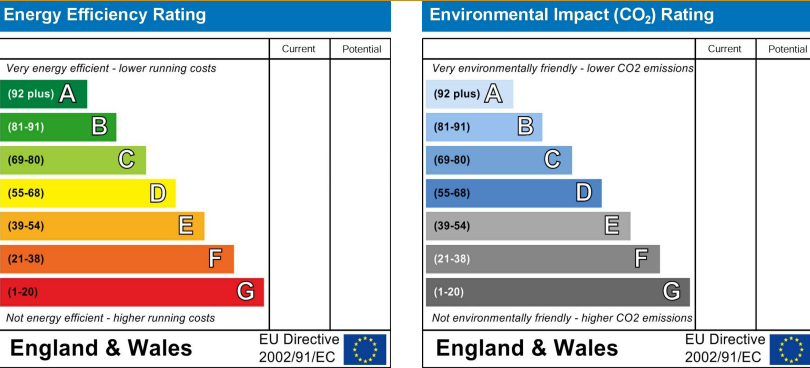
Rear Garden

Enclosed with lawed area and patio area.

Rear Garage

17'9 x 18'3 (5.41m x 5.56m )

Two up and over doors







167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)