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**** SEMI DETACHED HOUSE * DRIVEWAY * CONSERVATORY * IDEAL FAMILY HOME * POTENTIAL TO EXTEND (subject to planning)**

This BEAUTIFULLY PRESENTED traditional SEMI-DETACHED property is situated on a popular road in SOUTH YARDLEY and is an IDEAL FAMILY HOME with potential to extend (subject to planning) Call our YARDLEY branch to arrange your VIEWING on 0121-783-3422.

The property is accessed via DRIVEWAY providing parking and leading to an entrance porch with accommodation comprising of: entrance hallway, guest W.C, THROUGH LOUNGE, KITCHEN, CONSERVATORY and a private rear garden all to the ground floor. To the first floor there are THREE BEDROOMS and FAMILY BATHROOM.

The property benefits from central heating and double glazing both where specified

Energy Performance Certificate: D

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Approach

Access is gained via driveway leading to:

Porch

Front door to:

Hallway

Stairs to the first floor, under stairs storage, central heating radiator and doors to:

Through Lounge

23'4 x 10'10 (7.11m x 3.30m)

Double glazed bay window to front, double glazed patio door to rear, feature fire place and central heating radiator.

Conservatory

11'1 x 10'10 (3.38m x 3.30m)

Double glazed double doors to garden, double glazed windows to side and rear, and central heating radiator.

Kitchen

9 x 13 (2.74m x 3.96m)

Two double glazed windows to rear, door to garden. Fitted with a range of matching wall base and drawer units with work surface over, stainless steel sink and drainer with mixer tap over.

W.C

Low level w.c.

FIRST FLOOR

Landing

Double glazed window to side, loft access and doors off:

Bedroom One

12'5 x 10'11 (3.78m x 3.33m)

Double glazed bay window to front and central heating radiator.

Bedroom Two

10'11 x 13 (3.33m x 3.96m)

Double glazed window to rear and central heating radiator.

Bedroom Three

6'7 x 7'1 (2.01m x 2.16m)

Double glazed window to front and central heating radiator.

Bathroom

9'3 x 5'6 (2.82m x 1.68m)

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

OUTSIDE

Rear Garden

Enclosed with patio area, lawned area, side access.

