





## 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

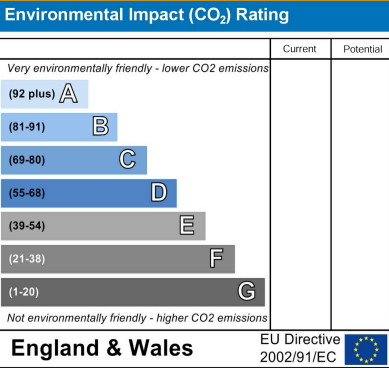
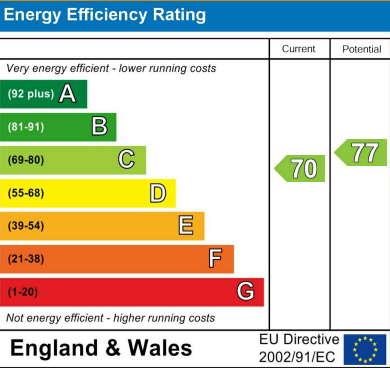
Enclosed with patio area, gravelled area and access to garage.

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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