

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Vibart Road, Birmingham | Offers In The Region Of

** BEAUTIFULLY PRESENTED DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION ** THREE BEDROOMS **
ONLINE 360 VIRTUAL TOUR AVAILABLE **

AN OPPORTUNITY TO PURCHASE A SUPERB RESIDENCE , located in one of the premier roads in YARDLEY, This is a fabulous opportunity to buy this EXTENDED PROPERTY EARLY VIEWING IS ESSENTIAL.
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for multiple vehicles also allowing access to the front of the property which comprises of . entrance porch, reception hallway, TWO RECEPTION ROOMS, CONSERVATORY, KITCHEN WITH DINING AREA, UTILITY / SHOWER ROOM and GENEROUS REAR GARDEN (with potential to extend subject to planning) DOUBLE REAR GARAGE to the ground floor. To the first floor THREE BEDROOMS AND RE FITTED SHOWER ROOM. The property benefits from central heating, double glazing both where specified.

Energy Performance Certificate : awaiting

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APPROACH

Access is gained via driveway leading to:

Porch

With front door to:

Hallway

Central heating radiator, stairs to the first floor storage cupboard and doors to:

Lounge

17'7 x 10'8 (5.36m x 3.25m)

Double doors to rear, central heating radiator, log burner and double doors to:

Sitting Room

10'10 x 9'7 (3.30m x 2.92m)

Double glazed bay window to front and central heating radiator.

Conservatory

10'9 x 5'3 (3.28m x 1.60m)

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

Kitchen & Dining Area

20'7 x 6'7 (6.27m x 2.01m)

Double glazed window and door to rear, fitted with a range of matching wall base and drawer units with work surface over incorporating sink and drainer with mixer tap over, built in dishwasher and door to:

Utility / Shower Room

11'7 x 6'1 (3.53m x 1.85m)

Double glazed door and frosted window to front, wall and base unit, sink and drainer, plumbing for washing machine, shower cubicle, low level w.c, pedestal wash hand basin, central heating radiator and heated towel rail.

FIRST FLOOR

Landing

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

Bedroom One

14'6 x 8'10 (to front of wardrobes) (4.42m x 2.69m (to front of wardrobes))

Double glazed window to rear, central heating radiator and built in wardrobes

Bedroom Two

14'11 x 8'8 (4.55m x 2.64m)

Double glazed bay window to front and central heating radiator

Bedroom Three

8'8 x 7'9 (2.64m x 2.36m)

Double glazed window to front and central heating radiator.

Shower Room

Double glazed frosted window to side and rear, walk in shower with waterfall shower, low level w.c, wash hand basin and heated towel rail.

OUTSIDE

Rear Garden

Patio area, lawned area, shed and access to :

Double Rear Garage

16'2 x 19'22 (4.93m x 5.79m)

ADDITIONAL INFORMATION

Mobile Coverage

EE - 86%

THREE - 79%

VODAFONE - 79%

O2 - 69%

Broadband Availability

Standard 13 Mbps 1 Mbps Good

Superfast 74 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

