

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rowlands Road, Yardley, Birmingham, West Midlands, B26 1AT

£525,000



BHOGA
DESIGN PLAN BY
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CHAMBERS
For Sale

£525,000

**Rowlands Road, Yardley,
Birmingham, West Midlands, B26
1AT**

- Beautifully Presented Detached Family Home
- Situated on the Popular Rowlands Road, Yardley
- Five Bedrooms
- En Suite Shower Room to Master Bedroom
- Entrance Hallway
- Two Reception Rooms
- Kitchen & Dining Area
- Guest W.C & Family Bathroom
- Driveway for Several Cars
- Great Size Rear Garden with Potential to Extend (subject to planning)

EPC Rating

Current: D
Potential: B

Council tax band

Band = F

**** BEAUTIFULLY PRESENTED
DETACHED FAMILY HOME ** SOUGHT
AFTER LOCATION ** FIVE 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 and a GARAGE
also allowing access to the front of the
property which comprises of .
entrance porch, reception hallway,
TWO RECEPTION ROOMS, SEPARATE
DINING AREA / THIRD RECEPTION
ROOM, KITCHEN, side passage with
GUEST W.C and GENEROUS REAR
GARDEN (with potential to extend
subject to planning) to the ground
floor. To the first floor MASTER
BEDROOM WITH EN SUITE SHOWER
ROOM, FOUR FURTHER BEDROOMS
and a family bathroom with separate
w.c.. The property benefits from

central heating, double glazing both
where specified.

Energy Performance Certificate :D

Approach

Access is gain via driveway leading to :

Porch

With front door to:

Reception Hallway

Double glazed window to front, stairs
to first floor, central heating radiator
and doors off:

Reception One

Double glazed bay window to front,
central heating radiator, open fire
chimney with decorative surround.

Reception Two

Double glazed door and window to
rear, central heating radiator, gas fire
with decorative surround.

Reception Three / Dining Area

Double glazed window to rear, central
heating radiator, storage cupboard
and arch to:

Kitchen

Double glazed window to side, double
glazed door to side, fitted with a range

of wall, base and drawer units with work surface over incorporating integrated electric oven, gas hob with extractor over and fridge, sink with mixer tap and drainer.

Side Passage

Double glazed door to front and rear and Belfast style sink.

Guest W.C

Double glazed window to side, high level w.c.

FIRST FLOOR

Landing

Double glazed window to front, central heating radiator and storage cupboard.

Master Bedroom / Bedroom One

Double glazed window to front and central heating radiator.

En Suite Shower Room

Fitted with shower, low level WC, wash hand basin and heated towel rail.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Double glazed window to rear and central heating radiator.

Bedroom Five

Double glazed window to rear and central heating radiator

Family Bathroom

Double glazed frosted window to rear, suite comprising panelled bath with shower over and wash hand basin.

Separate W.C

Double glazed frosted window to side, low level w.c.

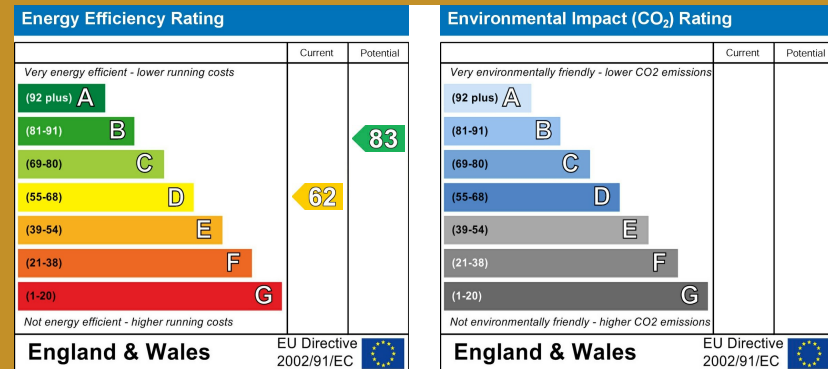
OUTSIDE

Rear Garden

Enclosed rear garden with block paved patio area, mainly laid to lawn.

Garage

Door to front, door to side passage and central heating boiler and plumbing for washing machine





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