

Horton & Storey



Queens Road, Yardley,

Offers In Region Of **£275,000**

Property Features

- NO CHAIN
- Three Double Bedrooms
- Off Road Parking
- Two Reception Rooms
- Kitchen/breakfast Room
- Rear Garden
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-
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Full Description

APPROACH

Via the driveway for several cars leading to the front door.

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with stairs leading to the first floor landing, central heating radiator, cupboard and doors leading to the ground floor rooms.

RECEPTION ROOM 11' 1" x 13' 9" (3.4m x 4.2m)

Having a double glazed bay window to the front elevation, gas fire with feature fireplace and a central heating radiator.

RECEPTION ROOM TWO 11' 1" x 15' 5" (3.4m x 4.7m)

Benefiting from sliding patio doors to the rear elevation taking you to the rear garden and a central heating radiator.

KITCHEN/BREAKFAST ROOM 8' 10" x 11' 9" (2.7m x 3.6m)

Having a range of wall and floor base units incorporating a breakfast bar and inset sink, double glazed window to the rear elevation overlooking the garden, space for a cooker and plumbing for a washing machine. There is a door leading to the side passage.

WC

Located on the ground floor having a window to the rear elevation and a wc.

FIRST FLOOR

LANDING

Doors to the first floor accommodation, double glazed window to the side elevation and access to the loft which has been board and has a velux window.



BEDROOM ONE 8' 2" x 16' 0" (2.5 to the front of the fitted wardrobesm x 4.9m)

Having a double glazed bay window to the front elevation, central heating radiator and two sets of fitted wardrobes.

BEDROOM TWO 11' 5" x 12' 9" (3.5m x 3.9m)

A double bedroom with a double glazed window to the rear elevation overlooking the rear garden and a central heating radiator.

BEDROOM THREE 9' 2" x 9' 2" (2.8m x 2.8m)

A large third bedroom with a double glazed window to the rear elevation and a central heating radiator.

FAMILY BATHROOM

comprising of a bath, shower cubicle, sink and wc. There is a window to the front elevation, tiled walls and a central heating radiator.

OUTSIDE

GARAGE 6' 6" x 15' 8" (2.0m x 4.8m)

A garage useful for storage having a wall mounted Worcester Bosch central heating boiler.

REAR GARDEN

A private rear garden with a slabbed patio area leading to a long lawn, shed to the rear, mature bushes and shrubs to the boundaries.

THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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