

Horton & Storey



Stoneyford Grove, Yardley Wood,

Offers Over **£260,000**

Property Features

- Extended
- Three Bedrooms
- Two Reception Rooms
- Kitchen-Diner
- Guest WC
- Off Road Parking
- Private Rear Garden
- Loft Room/Home office

Full Description

APPROACH Via a large driveway with parking for several cars leading to the porch door. There is a shared passage to the side providing access the garage and rear garden.

HALLWAY A large hall with stairs leading to the first floor landing, central heating radiator, doors to the ground floor rooms and a guest wc.

RECEPTION ROOM ONE 12' 2" x 16' 6" (3.73m x 5.05m)
A large lounge with a double glazed bay window to the front elevation, central heating radiator and a feature gas fire.

RECEPTION ROOM TWO 12' 4" x 11' 11" (3.77m x 3.64m)
Having sliding doors leading to the kitchen diner and a central heating radiator.

KITCHEN/DINER 12' 5" x 16' 2" (3.8m x 4.95m) Forming part of the extension this large kitchen-diner is one of the main selling points for this house, it is perfect for families and entertaining comprising of a range of wall and floor base units with a dishwasher. space for a free standing oven, space for an American fridge/freezer, a double glazed window to the rear elevation, door to the side leading to the garden, central heating radiator and door to the utility room.

UTILITY ROOM 6' 10" x 8' 6" (2.1m x 2.6m) A range of



wall and floor base units, plumbing for a washing machine, wall mounted 'Worcester Bosch' central heating boiler, double glazed window to the rear and tiling to splash prone areas.

GUEST WC Low level WC and a double glazed window to the side elevation.

FIRST FLOOR

LANDING A bright landing with a double glazed window to the side elevation and doors leading to the first floor rooms.

BEDROOM ONE 16' 1" x 9' 4" (4.92m x 2.85m To the front of Wardrobes) A large double bedroom with a double glazed window to the front elevation, central heating radiators and a range of fitted wardrobes.

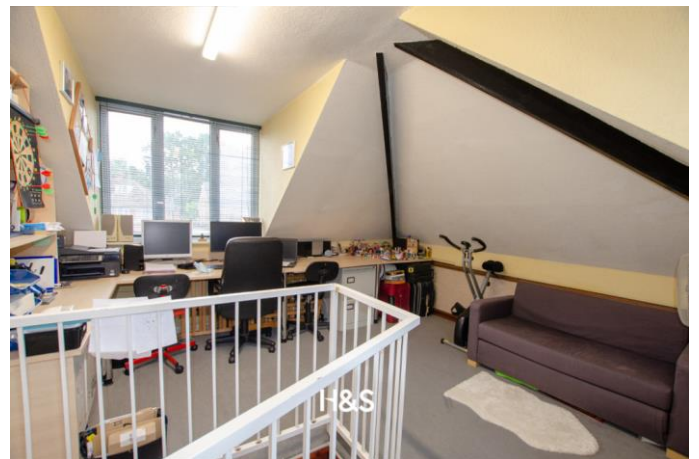
BEDROOM TWO 11' 11" x 12' 7" (3.64m x 3.86m) A unique double bedroom with a range of fitted wardrobes, double glazed window to the rear elevation, a central heating radiator and a stair case leading to the loft room/home office.

BEDROOM THREE 7' 6" x 9' 9" (2.3m x 2.98m) A double glazed bay window to the front elevation, built in storage cupboard and a central heating radiator.

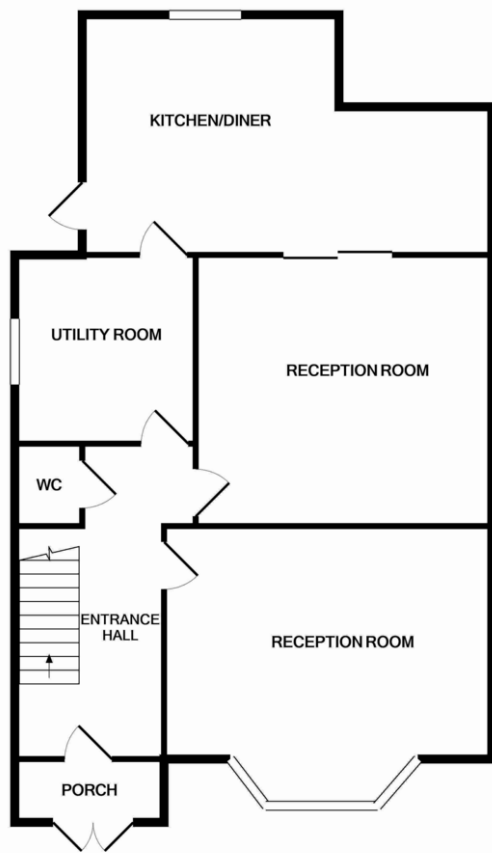
BATHROOM A fully tiled bathroom with a suite comprising of a bath with shower over, sink with vanity unit under. A double glazed window to the rear elevation and a radiator.

SEPERATE WC A low level wc and a double glazed window to the side elevation.

LOFT ROOM/HOME OFFICE 13' 11" x 13' 1" (4.26 maxm x 4.0 maxm) A large room with windows to the front and rear elevation, a central heating radiator and storage space.

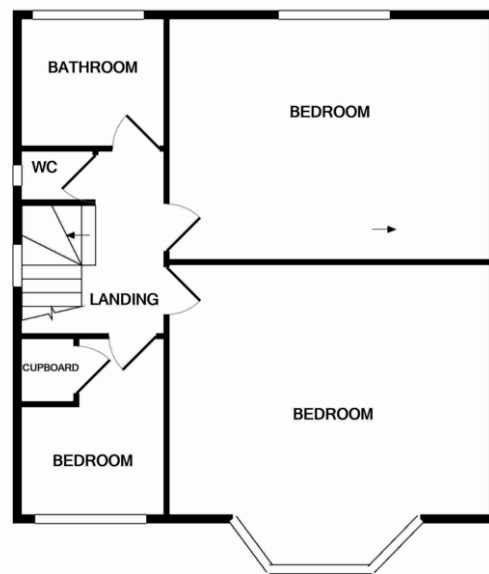


REAR GARDEN A large private rear garden that is not overlooked from the rear. The garden is perfect for families and entertaining as it has a large patio area leading down to a generous lawn that has fencing to boundaries and trees to the rear. There is a side gate providing access to the front and the garage.

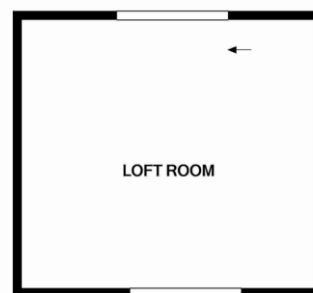


GROUND FLOOR

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR



LOFT ROOM

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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