



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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106 Orchard Rise, Yardley, Birmingham B26 1QU

Price £325,000

REDUCED ... A very well presented and extended, freehold, 3 bedroom detached house with large extended conservatory, detached garage with ample off road parking. Cul-de-sac location. Gas central heating - timber framed double glazed windows.

No upward chain, south facing garden.



Orchard Rise is located off Barrows Lane.

The property is set back from the road way on a corner position behind a neat fore-garden approach with vehicular driveway providing off road car parking. In addition there is a further block paved driveway to the side of the property leading to a single car garage.

The property is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof.

The accommodation comprises

On The Ground Floor

Reception Hall

Laminated flooring, double glazed window, twin panel central heating radiator and stair case off.

Fitted Cloakroom

Half height tiling, vanity wash hand basing with single door base unit below. Low flush WC, heated towel rail, spot lights.

Lounge (rear)

14'8 x 11'6 (4.47m x 3.51m)

Marble Adam Style feature fireplace with marble hearth and inset. Single panel central heating radiator, 2 double glazed windows, under stairs storage.

Double doors leading to

Extended Conservatory

17'9 x 8'8 (5.41m x 2.64m)

Laminated flooring, range of timber framed double glazed windows with double doors into both the lounge and dining kitchen, and access to outside.

Modern Re-Fitted Kitchen

15'6 x 9 (4.72m x 2.74m)

Single drainer, twin bowl sink unit with mixer taps and double door base unit below, further a single door and a 3 drawer base unit with work surface over. A separate full height range of matching units comprising a double door and single door display unit, 2 single door base units, a 5 drawer base unit and 6 single door wall units. Electric cooker point, plumbing for automatic washing machine, modern central heating radiator, skirting-board lighting and spot lights. Side door to outside.

On the First Floor

Landing

Double glazed window, linen and airing cupboard housing the lagged hot copper cylinder water tank.

Bedroom 1 (rear)

12'6 x 8'3 (3.81m x 2.51m)

Double glazed window, single panel central heating radiator. 2 Double door built in wardrobes, large 5 drawer base unit and built in draws and bedside cabinets.

Bedroom 2 (front)

10'1 x 8'9 (3.07m x 2.67m)

Double glazed window, single panel central heating radiator. Full height double door wardrobe and additional double door wardrobe with 3 drawers below.

Bedroom 3 (front)

9' x 6'1 (2.74m x 1.85m)

Single panel central heating radiator, double glazed window.

Modern Bathroom

6'6 x 5'4 (1.98m x 1.63m)

Panelled in bath with Jacuzzi fittings and central taps. pedestal wash hand basing, low flush WC, heated towel rail, double glazed window

OUTSIDE

Rear Decking, attractive patio area, lawned rear garden with separate tradesmen entrance to the side and leading to the second driveway and ...

Rear in Line Garage

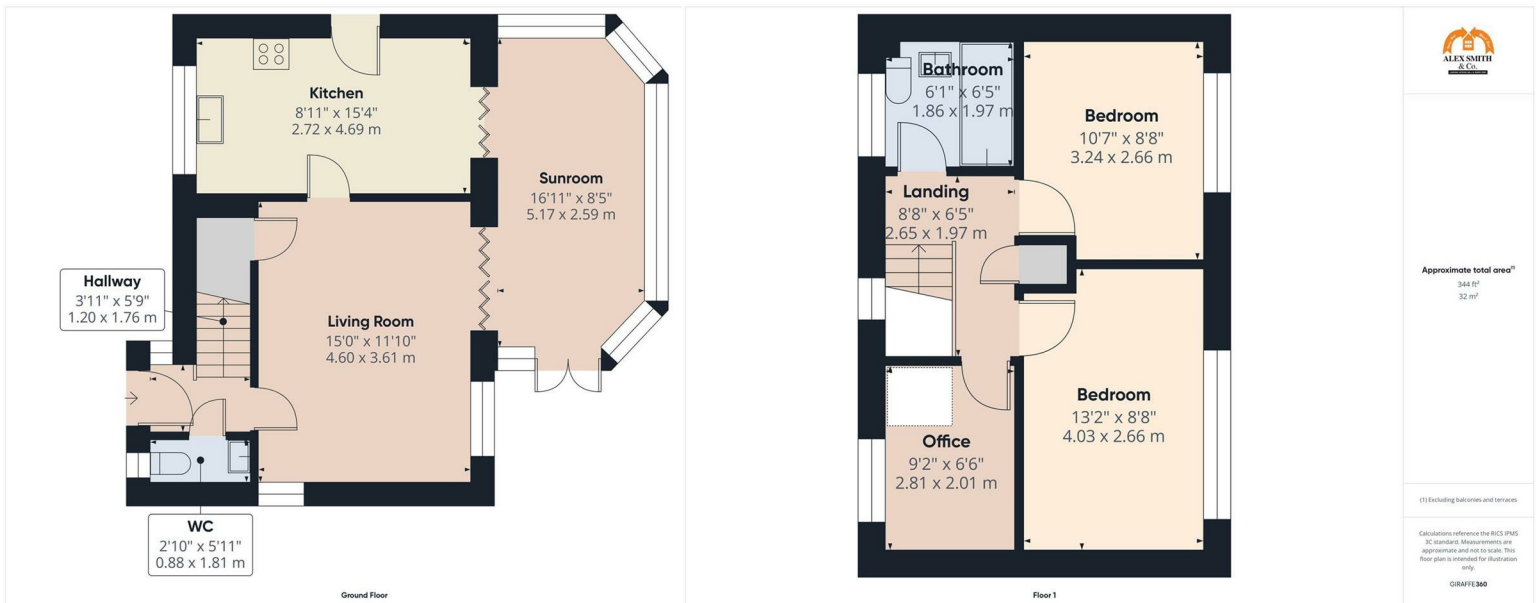
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D. Council Tax Payable Per Annum £2237.00 Year 2025/26





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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