Rice Chamberlains
ESTATE AGENTS LLP

489 Yardley Wood Road

Birmingham, B13 0TA

Offers Over £275,000

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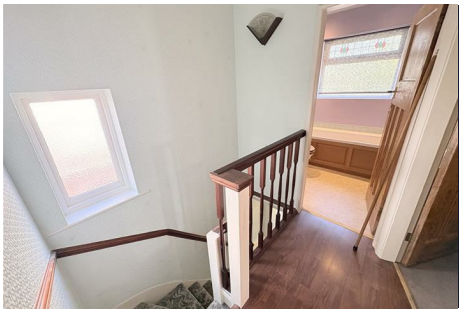
****SEMI-DETACHED THREE BEDROOM HOME WITH NO UPWARD CHAIN!!** Lovely three bedroom semi-detached family home in this popular residential location on Yardley Wood Road requiring some updating. Bordering Moseley, Kings Heath and Hall Green close to all local amenities, shops, schools, parks and local transport links. The property benefits from central heating and double glazing (where stated) and the accommodation briefly comprises; driveway, porch, hallway, two reception rooms, kitchen, lean-to/garage with downstairs WC and access to a rear garden. To the first floor there are three bedrooms and bathroom. The property also benefits from no upward chain. Energy Efficiency Rating TBC. Please contact our Moseley branch for further information.**



Approach
The property is approached via a driveway with paved area to side raised paving to the side and leading to front entry door and opening into:

Porch
With double glazed windows, lino to flooring, ceiling light point, storage area and double glazed door and further double glazed door opening into:

Hallway
With ceiling light point, central heating radiator, picture rail, original single glazed window, wooden original flooring, stairs giving rise to the first floor landing and doors opening into:

Reception Room One
12'3" x 10'11" (3.74 x 3.35)
With ceiling light point, double glazed bay window to the front aspect, central heating radiator and feature fireplace with wooden mantel piece and marble effect surround.

Reception Room Two
14'3" x 9'11" (4.35 x 3.04)
With laminate wood effect flooring, ceiling light point, double glazed bay window with accompanying single glazed door to the rear aspect, two central heating radiators and feature fireplace with wooden mantel piece.

Kitchen
With tiled flooring, ceiling light point, wooden paneling to wall, wall and base units with work surfaces over, tiling to splash backs, stainless steel sink with hot and cold mixer tap, double glazed window to the rear aspect, space for fridge freezer, door giving access into the garage/utility and door giving access to the rear garden.

Garage/Utility/Downstairs WC
With ceiling light point and downstairs WC.

First Floor Accommodation
From hallway stairs gives rise to the first first floor landing with ceiling light point, laminate wood effect flooring, loft access point, double glazed opaque window and doors opening into:

Bedroom One
15'11" x 11'0" (4.87 x 3.36)
With ceiling light point, central heating radiator and double glazed bay window to the front aspect.

Bedroom Two
8'0" x 14'7" (2.45 x 4.45)
With laminate wood effect flooring, two ceiling light points, central heating radiator, double glazed window to the rear aspect and built-in wardrobe with sliding mirror doors.

Bedroom Three
6'3" x 7'4" (1.92 x 2.25)
With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bathroom

5'5" x 6'5" (1.66 x 1.97)

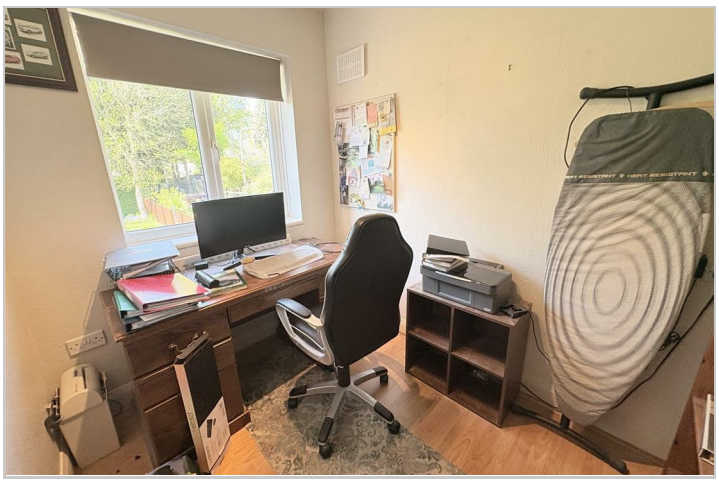
With lino to flooring, ceiling spotlights, low flush WC, corner wash hand basin with hot and cold taps and storage below, bath with hot and cold mixer tap, double glazed opaque window to the front aspect and wall mounted towel radiator.

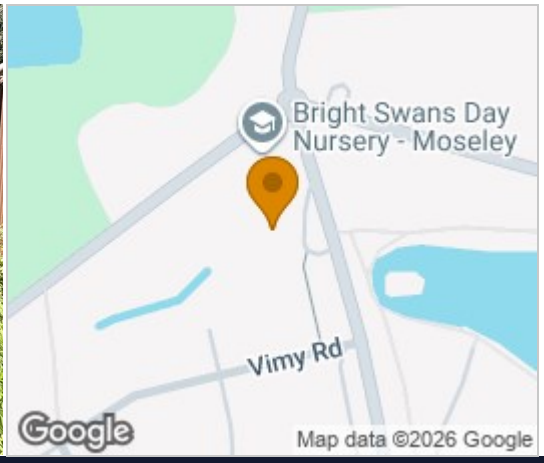
Rear Garden

With an initial patio area leading to lawn with a selection of flowerbeds.

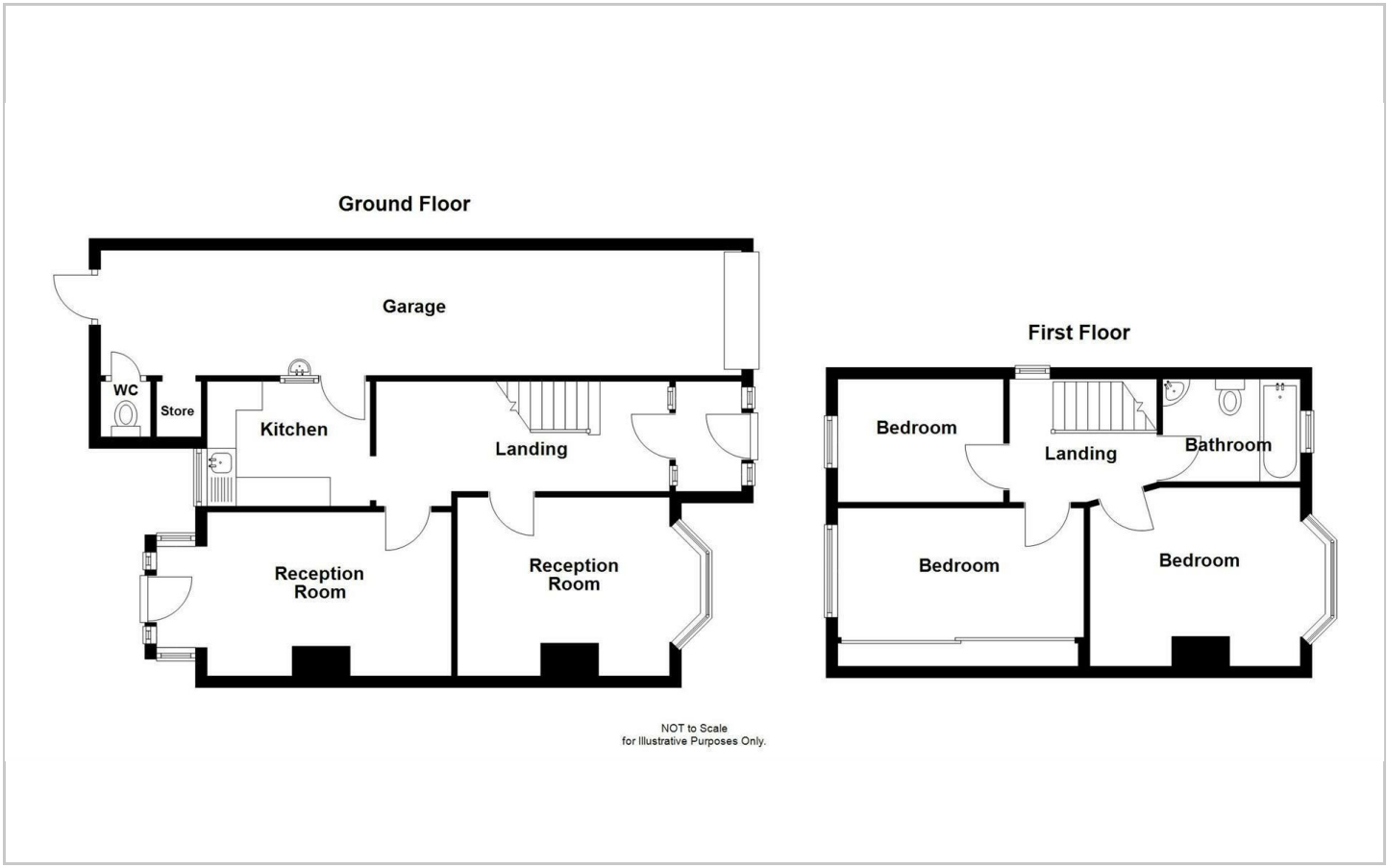
Council Tax

According to the Direct Gov website the Council Tax Band for 489 Yardley Wood Road, Birmingham, B13 0TA is band C and the annual Council Tax amount is approximately £2,122.61, subject to confirmation from your legal representative.





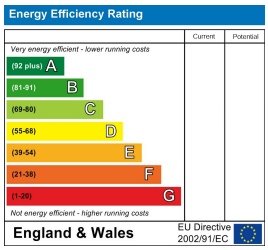
Floor Plan

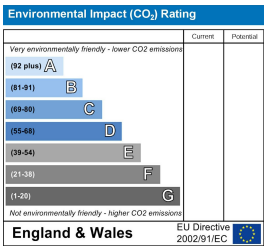


Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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