

AP MORGAN



Yarningale Road, Birmingham, West Midlands
Offers Over £350,000

Features:

- Three-bedroom semi-detached home
- Spacious Lounge/Family Room ideal for entertaining
- Open plan Kitchen/Dining Room with doors to lounge
- Ground floor Shower Room & external lean-to storage
- Two double bedrooms, all rooms have fitted wardrobes
- Modern, spacious Bathroom
- Generous garden space with potential
- Ample driveway for parking multiple vehicles
- Gas central heating & double glazing

Description:

CATCHMENT for prestigious schools! This is an EXTENDED well-presented bedroom semi-detached home. Offering a versatile, open plan layout, generously sized rooms, large-picture bay windows, a contemporary kitchen, two double bedrooms as well as a single bedroom, a shower room and bathroom, a generous loft space with potential for expansion, as well as swift access to local amenities.

To the front of the house is an ample block-paved driveway fit for parking multiple vehicles, access to a lean-to storage space and brick wall boundaries.

The ground floor accommodation comprises: a generous double glazed porch, a welcoming entrance hall with access to the ground floor shower room, the lounge/family room of the house presents a large-picture bay window, a fireplace, and access through a set of glazed bi-folding doors to the contemporary kitchen/dining room, with two sets of glazed French doors to the rear, skylight windows and is fitted with the following integral appliances; a sink on a central serving counter, five-ring gas hob with an extraction fan, double convection oven, integrated washer and integrated dryer as well as space/plumbing for freestanding appliances/furniture.

The first-floor landing establishes: Bedrooms one is an ample-sized double with a large bay window and integrated wardrobes, bedroom two is a similar double with the same features and bedroom three is a comfortable single, also



benefitting from a fitted wardrobe. The modern bathroom of the house features a bath/shower, wash basin and WC.

To the rear is a versatile garden with lots of potential, offering an initial stone-slab paving that steps down to a central space laid to lawn. This garden features fenced boundaries.

Yarningale Road is situated within the Kings Heath suburb of Birmingham. Roughly 5 miles south of the city centre. This area is known for the wide range of outstanding primary schools and is within the catchment area for the sought after King Edward Camphill. Grammar School. Situated close to Kings Heath High street, which is roughly 1.3 miles away, offering an assortment of amenities.

Also situated close to shopping facilities, bars and restaurants, along with the local bus and railway stations. Additionally, the M5, M40 and M42 motorways are accessible.

Details:

Double glazed Porch

Entrance Hall

Lounge/Family Room 27'5" x 10'5" (8.36m x 3.18m) Both max (into bay)

Kitchen/Dining Room 17'4" x 18'9" (5.28m x 5.72m) (depth from door to back wall)

Shower Room 6'2" x 5'2" (1.88m x 1.57m)

Landing

Bedroom one 15'5" x 10'5" (4.7m x 3.18m) Both max (into bay)

Bedroom two 14' x 10'7" (4.27m x 3.23m) Both max (into bay)

Bedroom three 8'9" x 5'9" (2.67m x 1.75m)



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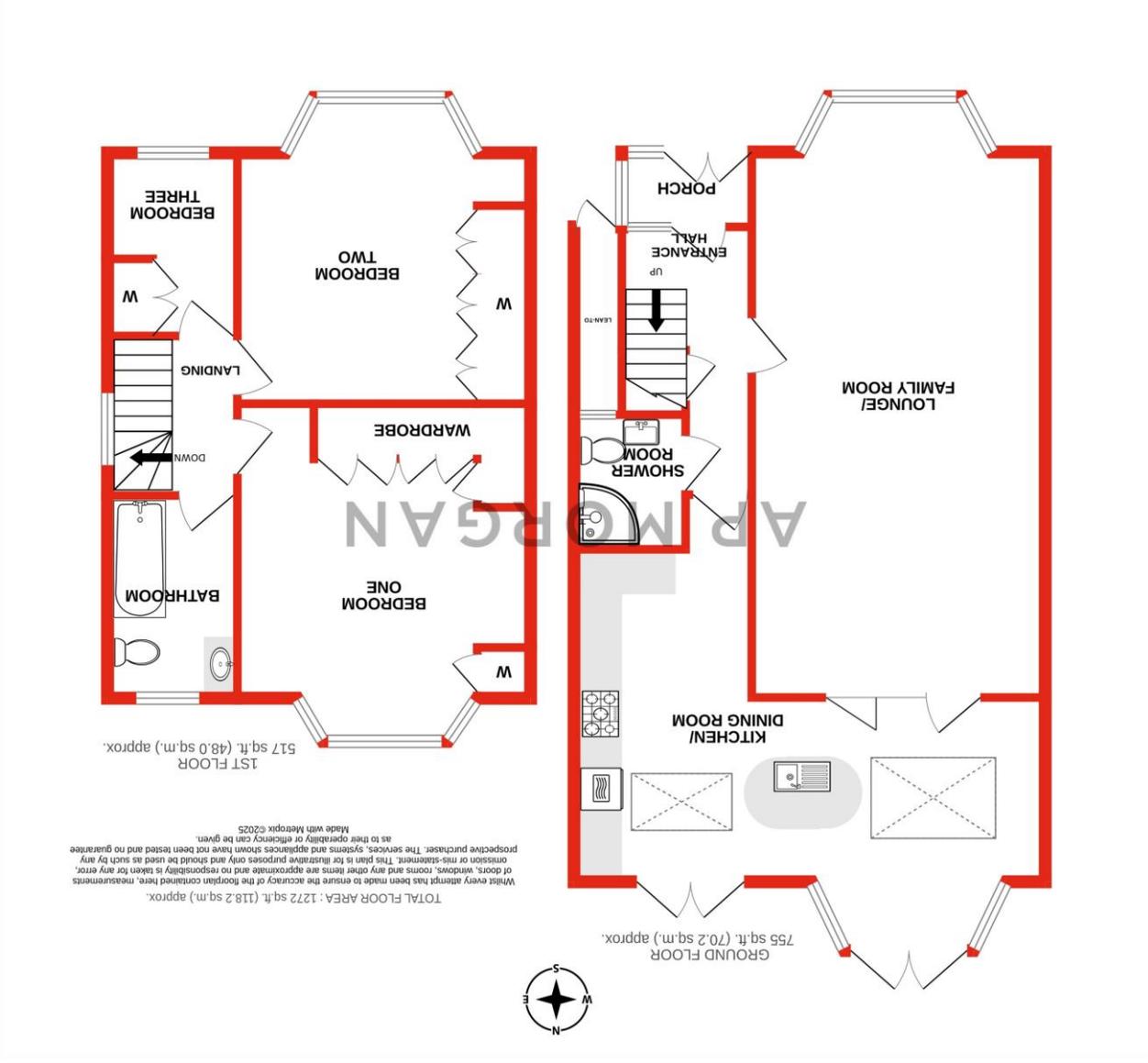
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