

**AP MORGAN**



**School Road, Yardley Wood**  
Asking Price £270,000

**Features:**

- Popular Location
- Three Well-Proportioned Bedrooms
- Two Reception Rooms
- Good Sized Kitchen
- Modern Shower Room
- Large Maintained Rear Garden
- Good Local Schools Catchment
- Excellent Transport Links

**Description:**

Situated in a popular location is this well-presented three-bedroom semi-detached property, offering a fantastic opportunity for families seeking comfortable living space and a convenient lifestyle. Boasting a spacious conservatory and a generous rear garden, this home provides a wonderful blend of indoor and outdoor living.

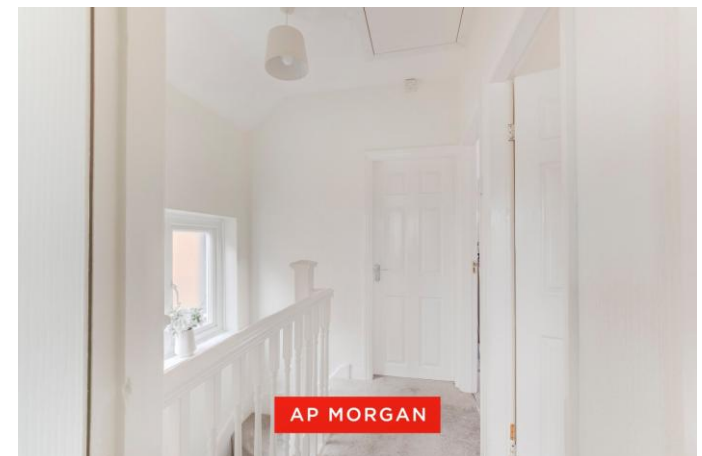
The property is approached via a spacious private driveway, offering ample off-road parking and leading to a welcoming porch.

Once inside, the interior briefly comprises a hall with useful storage, two versatile reception rooms providing flexible living options, and a modern kitchen. The conservatory to the rear of the property offers a delightful space to relax and enjoy views of the garden.

The first floor features three well-proportioned bedrooms, served by a modern shower room.

Moving outside, the property enjoys a large, well-maintained rear garden, offering an ideal space for outdoor relaxation, entertaining, and play.

The property is conveniently located close to a variety of eateries, shops, and amenities. It is also ideally placed for easy access to transport links, making it a great choice for commuters.



**Details:**

**Porch** 5'11" x 2'9" (1.8m x 0.84m)

**Entrance Hall**

**Reception Room 1** 14'6" x 9'11" (4.42m x 3.02m) Both Max

**Reception Room 2** 14'10" x 9'11" (4.52m x 3.02m) Both Max

**Kitchen** 15'2" x 8'2" (4.62m x 2.5m)

**Conservatory** 18'7" x 9'3" (5.66m x 2.82m) Both Max

**Landing**

**Bedroom 1** 15' x 9'6" (4.57m x 2.9m) Both Max

**Bedroom 2** 13'4" x 9'6" (4.06m x 2.9m) Both Max

**Bedroom 3** 9'9" x 6'2" (2.97m x 1.88m) Both Max

**Shower Room** 7'4" x 6'2" (2.24m x 1.88m)



**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

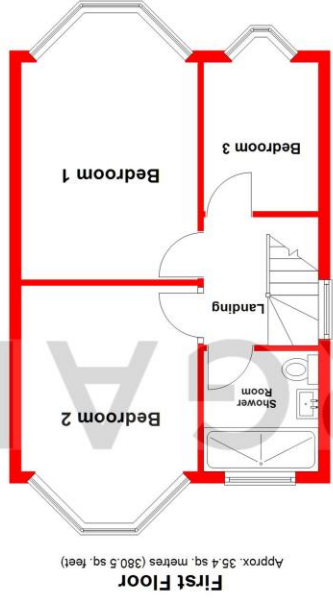
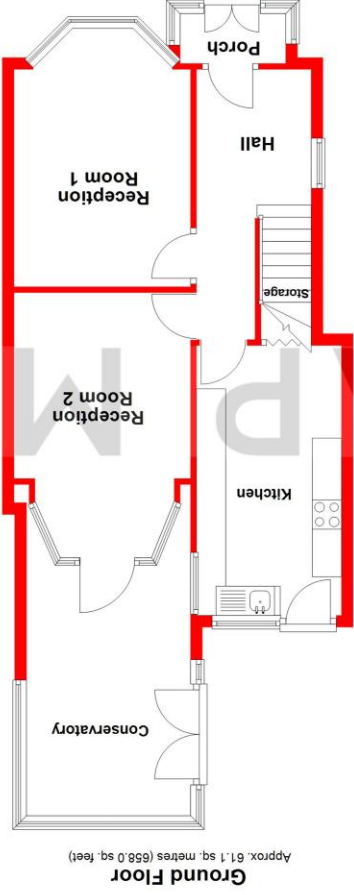
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 96.5 sq. metres (1038.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using Planip.

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