

Barratt Last

ESTATE AGENTS

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BOSWORTH ROAD, SOUTH YARDLEY, B26 1EX
£249,950 FREEHOLD

- Spacious Traditional 2/3 Bedroom Semi-Detached House
- Large Rear Conservatory With Modern Fitted Kitchen Extension
- Side Garage With Access To Large Rear Garden
- Gas Central Heating & Double Glazing
- Modern Re-Fitted Family Bathroom
- Block Paved Off-Road Parking For Multiple Vehicles

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Welcome to Bosworth Road, a spacious traditional Semi-detached family home offering Two/Three Bedrooms. Conveniently located for local shops and schools, this property is perfect for families or first-time buyers. Olton Train Station, Solihull Town Centre and the Midlands Motorway Network are all easily accessible from the property.

The property offers a comfortable Family Living Space with Side Garage which briefly consists of:- Hallway, Through Lounge/Dining Room, Extended Kitchen Conservatory, Two/Three Bedrooms, a Fitted Family Bathroom and Large Gardens to the Front and Rear.

GROUND FLOOR

Hallway

Accessed via a UPVC front door, with understairs storage cupboard which could be converted to a downstairs WC. Balustrade staircase leading to the first floor.

Open Lounge/Dining Room

25' 5" x 11' 7" (max) 10' 6" (min)

Glazed door opening to a spacious lounge featuring double glazed bay window to fore with gas central heating radiator, feature 'Adam' style fireplace with fitted electric fire, archway opening to a spacious dining room with double glazed sliding patio doors opening to:-

Extended Kitchen/Conservatory

20' 8" (max) x 15' 6" (max)

Glazed door leading to modern white fitted kitchen with an array of base and wall units with work surfaces, space and plumbing for washing machine, gas central heating boiler, and fitted single drainer sink.

Conservatory/extension with solid brick walls to sides, solid fitted tiled roof making the space usable all year round, gas central heating radiator, double glazed windows and double French doors leading to the garden.

FIRST FLOOR

Landing

Insulated loft, accessed via a pull down ladder and benefitting from lighting.

Bedroom 1

13' 4" x 10' 0"

Spacious double bedroom with laminate flooring, double glazed bay window, gas central heating radiator, fitted overbed wardrobes and matching drawer units.

Bedroom 2

11' 0" x 10' 0"

Spacious double bedroom with laminate flooring, double glazed window to rear, gas central heating radiator and fitted overbed wardrobes.

Shower Room/Bedroom 3

8' 0" x 5' 7"

Previously a third single bedroom, laminate flooring, walk-in glazed shower cubicle with water proof wall panels and fitted shower, double glazed window to fore and gas central heating radiator.

Family Bathroom

7' 5" x 5' 8"

Fully tiled, modern, fitted white bathroom, laminate flooring, suite comprising of panelled bath with modern mixer tap, pedestal sink with mixer tap, fitted low flush WC, and chrome 'ladder' style radiator.

OUTSIDE

To the fore, the property benefits from fully block paved driveway, providing off road parking for multiple vehicles and side garage with modern metal garage door and rear double glazed UPVC door leading to a large (approximately 90ft) fenced rear garden, paved patio area with retaining brick wall with feature lights, steps leading to lawned area with paved feature and shrub borders.


Garden tap, covered external power socket, greenhouse and wooden sheds.

OTHER INFORMATION

We are advised that the property is Freehold, however this information should be verified with a Legal Representative.

Birmingham City Council - Tax Band C

We declare in interest an this property as it is owned by a member of staff's family.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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