



# Yardley Wood Road

Birmingham

B13 9JA

**Asking Price Of £400,000**

*Detached Family Home*

*Driveway Parking*

*Six Spacious Double Bedrooms*

*Over 1800 Sq.Ft.*







## Property Description

**DESCRIPTION** This lovely six-bedroom family home is situated within a sought after Moseley location, conveniently located within a short few miles of Birmingham City Centre with brilliant transport links.

Upon approach to the property, you are greeted by it's attractive, characteristic external appearance, with a driveway suitable for two or more cars. The stunning family home is spacious, light and boasts integrated fixtures and fittings inclusive of central heating and double glazing throughout.

Set over three floors, this home briefly comprises of: - A bright and airy spacious hallway with access to all downstairs rooms. On the ground floor there is a brilliant through lounge with front and rear aspect, a large kitchen/diner, fitted with integrated appliances and with access leading to the downstairs w/c, utility area and the landscaped rear garden.

Back into the hallway, the staircase leads to the first & second floor which benefits from a master bedroom with an en-suite bathroom and five further spacious bedrooms. The family bathroom is fitted with a lovely suite, with separate bath and shower, w/c and wash hand basin.

**LOCATION** Moseley is a suburb of south Birmingham, England, a short three miles south of Birmingham City Centre. The area is a popular cosmopolitan residential location and leisure destination, with a number of bars and restaurants. Moseley has a number of boutiques and other independent retailers making it one of the most popular areas within Birmingham.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Freehold

**Services:** All mains' services are connected to the property.



## Floor Layout



Total approx. floor area 1,819 sq ft (169 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	E		
21-38	F		
1-20	G		

## Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,  
Birmingham, West Midlands, B15 3TQ

*James Laurence*  
**James Laurence**

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.