



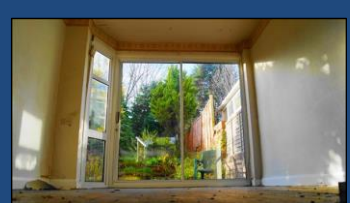
Asking Price OF: £215,000

97 Herondale Road, Yardley,

Solihull Sales And Lettings are pleased to present for sale this 3 Bedroom link-detached home set in an ideal location just off of the A45 the area has excellent transport links into Birmingham, Solihull town centre and Marston Green, there is also easy motorway access onto the M42 and M6 as well as being a short drive from Birmingham international Airport and Train station.

In need of refurbishment throughout. This is property Is Ideal for both investors and first time buyers looking to put their own mark on their first home. This property needs to be viewed to appreciate the size/potential. Don't miss out and call us today

- **Three Bedrooms**
- **Link-Detached**
- **Rear Garden**
- **Off Road Parking**
- **Garage**
- **EPC Rating: TBC**



Approach

Set back from the road behind a paved driveway with fenced and shrubbery boarders access into the property is gained via a UPVC double glazed door;-

Porch

With UPVC double glazed windows to front, storage cupboards to either side and door through to;-



Entrance Hallway

Having gas central heating radiator, ceiling light point and stairs off to



Living Room 3.73m (Max) (12' 3") x 3.15m (10' 4")

With UPVC double glazed bay windows to front, gas central heating radiator, ceiling light point, power point and door through to;-



Dining Room 4.12m (13' 6") x 2.99m (9' 10")

With ceiling light point, power point, feature fireplace, UPVC double glazed window to rear and UPVC double glazed sliding patio door to rear.



Kitchen 3.00m (9' 10") x 1.74m (5' 9")

With UPVC double glazed windows to rear, ceiling light point, sink drainer unit with mixer tap, power points and mounted wall units



Utility 3.35m (11' 0") x 2.01m (6' 7")

With plumbing for washer/dryer, ceiling light point, power points, roll top work surface, access to the rear garden and door through to the garage



First Floor



Bedroom One 3.99m (13' 1") x 3.00m (9' 10")

Having UPVC double glazed windows to rear, coving to ceiling, ceiling light point, gas central heating radiator and power point



Bedroom Two 3.81m (12' 6") x 3.02m (Max) (9' 11")

Having UPVC double glazed bow windows to front, ceiling light point, gas central heating radiator and power point



Bedroom Three 2.06m (Max) (6' 9") x 2.33m (7' 8")

With UPVC double glazed window to front, ceiling light point, power points and built in storage



Bathroom 2.19m (7' 2") x 1.61m (5' 3")

with pedestal hand wash basin, white suite, obscured UPVC double glazed window to rear, ceiling light point, and tiled splashback



Garage



Rear Garden

Property Ref: SSL1000083

EPC Rating: TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Floorplan

