



82 Vera Road, Yardley, Birmingham B26 1TT

£165,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

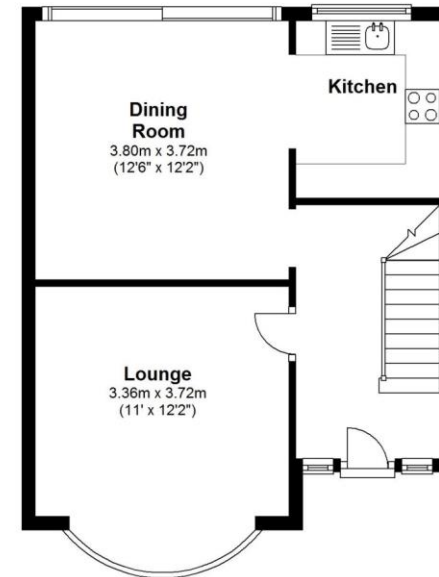
## Key Features

Entrance Porch  
 Reception Hall  
 Lounge  
 Dining Room with Kitchen Leading Off  
 Three Bedrooms  
 Bathroom  
 Gas Central Heating  
 Double Glazing  
 Foregarden with Driveway Parking  
 Rear Garden  
 No Chain

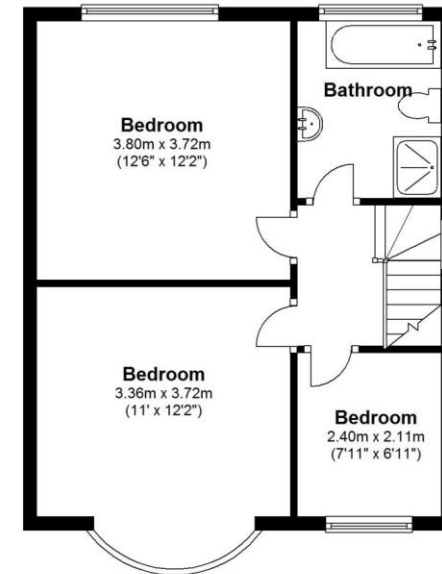
## Vendor's Comments

This has been a super home for us over the last 14 years during which time we have raised our three children and enjoyed many special times. We particularly enjoy the fact that the kitchen runs off the dining room and creates an ideal area for entertaining and the large garden has been a godsend especially with three growing children. We hope that the new owners will be as happy as we have been over the years.

**Ground Floor**  
 Approx. 42.9 sq. metres (461.6 sq. feet)



**First Floor**  
 Approx. 44.4 sq. metres (478.0 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 sq. feet)

82 Vera Road is a well presented, three bedroomed, traditional, semi detached family home set within this highly popular residential area.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Schools

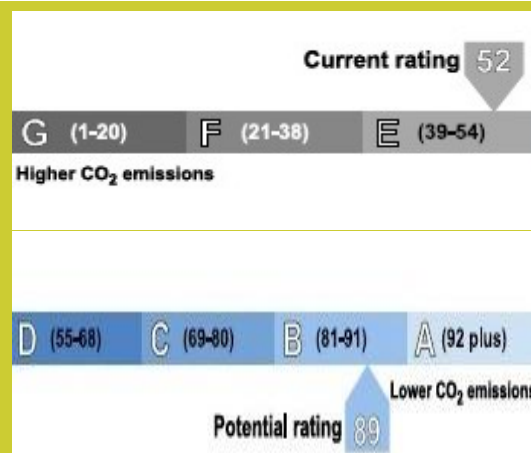
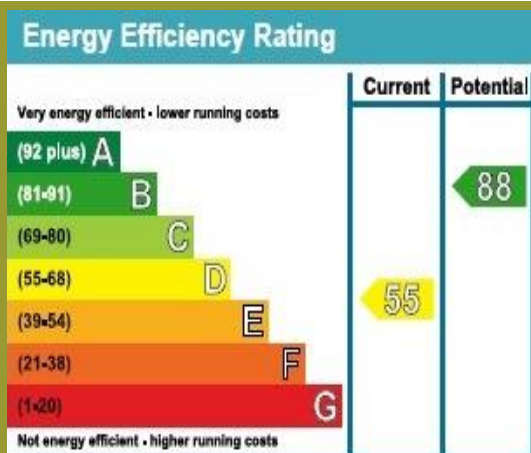
Yardley Primary School  
 Hobmoor Primary School  
 Garretts Green Nursery School  
 Lyndon Green Junior School  
 Lyndon Green Infant School

## Local Authority

Birmingham City Council

## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



