

25 Farnhurst Road, Birmingham, B36 8HS

Asking price £280,000

Well presented semi detached property. In brief the property comprises porch, entrance hallway, through lounge, kitchen diner, downstairs wc, three bedrooms, shower room, garden, shared driveway & rear garage. The property also benefits from double glazing and central heating (both where specified)

Approach

Driveway with shared access to garage and rear garden.

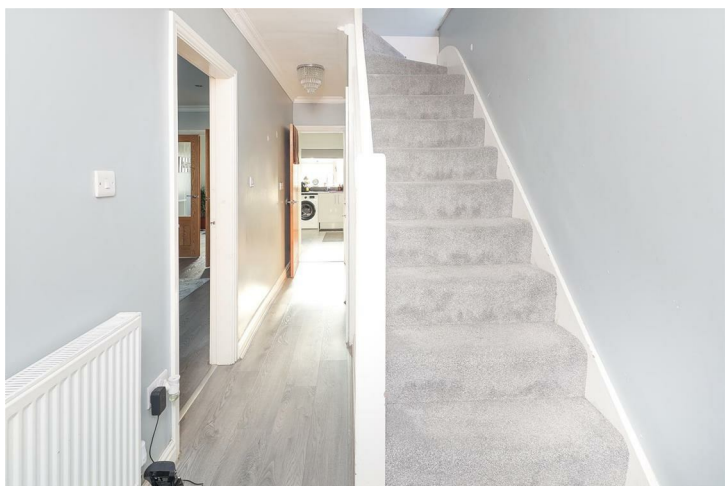


Porch

Double glazed windows to front and side.

Hallway

Ceiling light point, radiator, storage cupboard, double glazed window to side and stairs to first floor accommodation.



Through Lounge

23'09" x 9'11" (7.24m x 3.02m)

Double glazed bay window to front, two radiators, two ceiling light points, inset ceiling spotlights and double doors leading to kitchen diner.



Kitchen Diner

14'11" x 10'09" (4.55m x 3.28m)

Having a range of matching wall, base and drawer units, integrated oven, 5 ring gas hob with extractor, space for white goods, sink with mixer tap over, radiator, inset ceiling

spotlights, ceiling light point, radiator, double glazed window and French doors to rear.



Downstairs WC

Double glazed window to side, low level wc, sink set in vanity unit and ceiling light point.



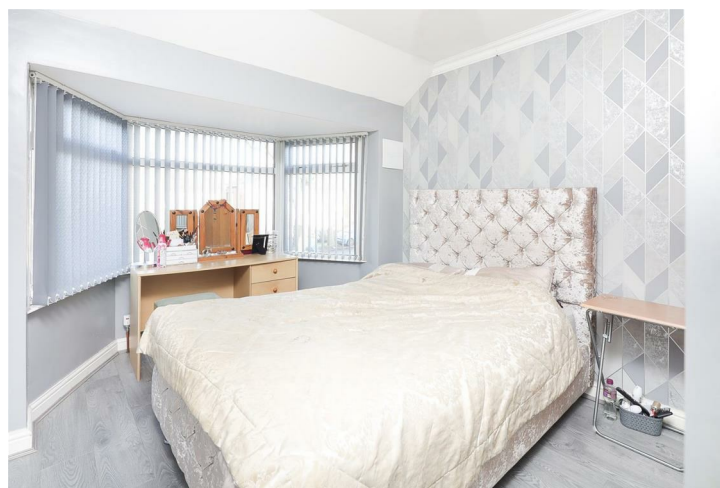
Landing

Double glazed window to side, ceiling light point and loft access.

Bedroom One

13'03 x 10' (4.04m x 3.05m)

Double glazed bay window to front, ceiling light point and radiator.



Bedroom Two

10' x 12'03 (3.05m x 3.73m)

Double glazed bay window to rear, ceiling light point and radiator.



Bedroom Three

6'06 x 5'07 (1.98m x 1.70m)

Double glazed window to front, radiator and ceiling light point.



Shower Room

Obscure double glazed window to rear, shower cubicle, wash hand basin, low level wc, ceiling light point and heated towel rail.



Rear Garden

Mainly laid to lawn with paved patio, gated side access, fencing to neighbouring boundaries and garage.





Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band B
EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>61</div>	<div>86</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	

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