

Chinn Brook Road, Yardley Wood



£230,000

# Chinn Brook Road, Yardley Wood

- Immaculate Condition
- 3 Bedrooms
- UPVC Double Glazing
- Ideal Family Home
- Well Maintained
- Off-Road Parking
- Outbuilding/Rear Garage
- Gas Central Heating
- Ideal Buy-To-Let

## Tenure: Freehold

## Council Tax Band: B

KLARICO Estate Agents are delighted to present this immaculate looking property located within a prominent part of Birmingham. Benefits from having off-road parking and features an outbuilding/garage to rear and provides huge scope to be further extended (stpp).

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The ground floor provides a spacious living room with access into a kitchen/diner. The first floor provides 3 spacious bedrooms along with a family bathroom. This property has been presented to a high standard and could be an ideal home for first time buyers and buy-to-lets.

Within the local proximity can be found good schools and nurseries including Our Lady of Lourdes Catholic Primary School rated outstanding from the most recent Ofsted report. This property is located within 4 miles from Birmingham City Centre.

## Lounge

5.08m x 3.61m (16'7" x 11'10")

Double glazed bay window to front, coving to ceiling, ceiling downlights, wood flooring, chimney with fireplace, wall mounted radiator

## Kitchen

4.62m x 3.02m (15'1" x 9'10")

Double glazed window and door to rear, wood flooring, laminate wood worktop, ceiling downlights, softy close storage cupboards, drainer sink with mixer tap, plumbing for white goods, wall mounted radiator. Integrated appliances include gas cooker, oven and extractor.

## Bedroom One

3.33m x 3.30m (10'11" x 10'9")

Double glazed window to front, wood flooring, ceiling light, wall mounted radiator

## Bedroom Two

3.89m x 2.90m (12'9" x 9'6")

Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator

## Bedroom Three

3.07m x 2.26m (10'0" x 7'4")

Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator

## Rear Garden

Stunning rear garden, patio, laid lawn, fence panels to boundaries,

## Outbuilding/Rear Garage

Can be used as a garage with vehicle access from the rear

## Directions



Chinn Brook Road, Yardley Wood

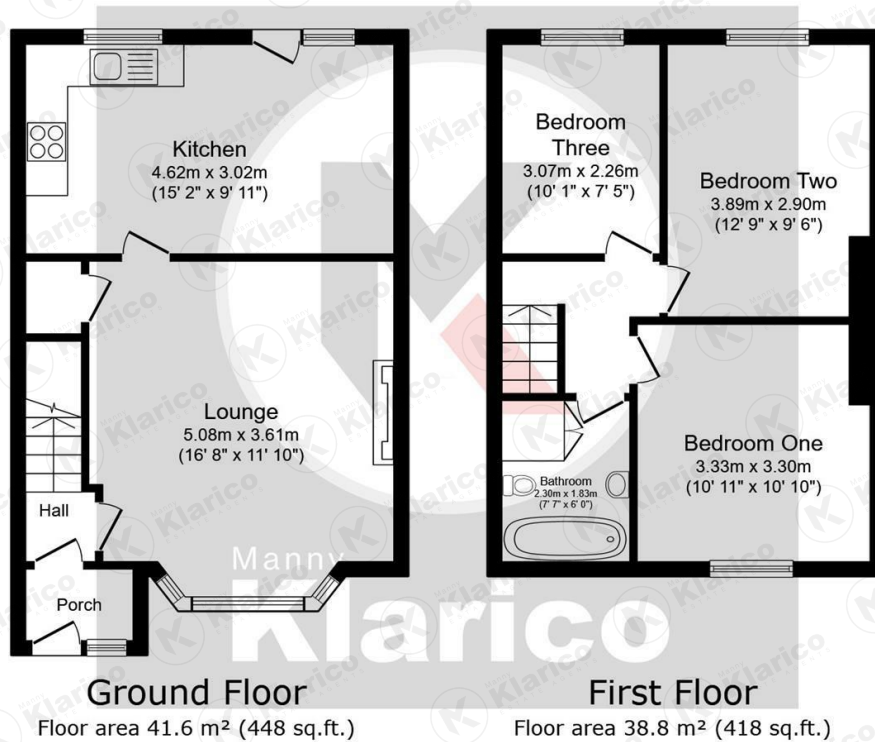


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TOTAL: 80.5 m<sup>2</sup> (866 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		84	
	63		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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