

Fast Pits Road, Yardley



Offers In The Region Of £170,000

Fast Pits Road, Yardley

- AN IDEAL PROJECT
- INVESTMENT OPPORTUNITY
- Huge Potential
- 2 Reception Rooms
- IN NEED OF MODERNISING
- Flexible Viewings
- 3 Bedrooms
- CHAIN FREE

Tenure: Freehold
Council Tax Band: A

KLARICO Estate Agents are delighted to present this CHAIN FREE property currently in need of a complete refurb. AN IDEAL PROJECT to make this a stunning family home or to develop and sell on. MUST VIEW. CONTACT US FOR URGENT VIEWINGS!

The ground floor provides 2 spacious reception rooms with access into a kitchen. The first floor provides 3 spacious bedrooms along with a family bathroom. This property features an impressive rear garden of good size. A range of local facilities can be found within short walking distance. This property sits approx 3 mile from Birmingham City Center.

Directions

Reception Room

4.20m x 3.30m (13'9" x 10'9")
Double glazed bay window to front, ceiling light, radiator

Lounge

4.60m x 4.40m (15'1" x 14'5")
Double glazed window to rear with patio doors, ceiling light, radiator

Kitchen

2.70m x 2.00m (8'10" x 6'6")
Double glazed window to rear, plumbing for white goods

Bedroom 1

3.70m x 3.00m (12'1" x 9'10")
Double glazed window to rear, ceiling light, radiator

Bedroom 2

3.20m x 3.00m (10'5" x 9'10")
Double glazed window to front, ceiling light, radiator

Bedroom 3

3.00m x 2.20m (9'10" x 7'2")
Double glazed window to front, ceiling light, radiator

Shower Room

2.50m x 2.30m (8'2" x 7'6")
Double glazed window to rear, ceiling light, radiator

Rear Garden

Laid lawn, fence panels to boundaries



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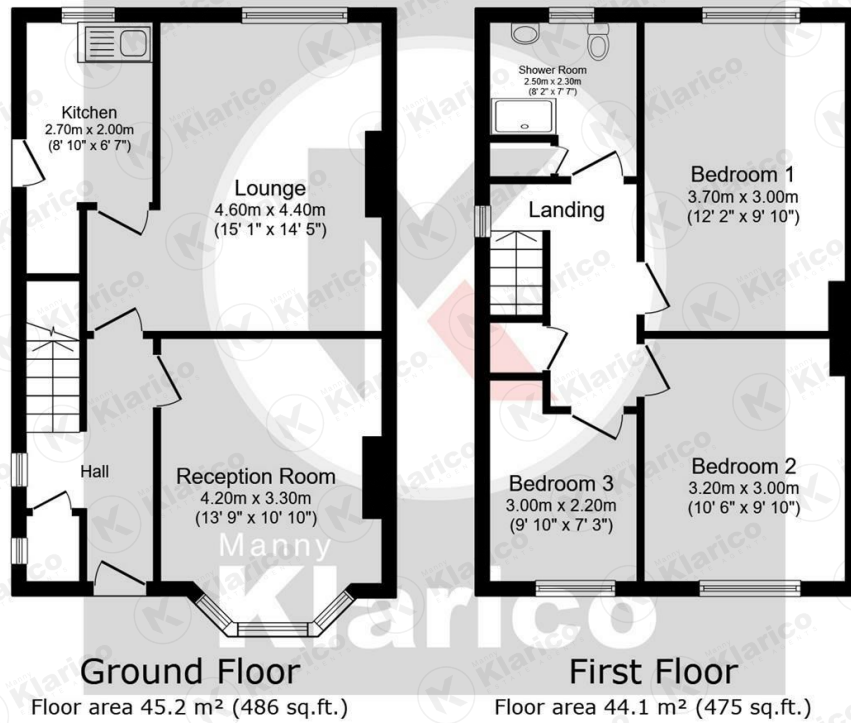


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TOTAL: 89.3 m² (961 sq.ft.)

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		53	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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