

DRAKES

ESTATE AGENTS



Yarningale Road, Kings Heath, B14 6NB

Offers in the Region of £310,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Through Lounge Dining Room
- Kitchen
- Utility Room
- Bathroom
- Impressive Corner Plot
- Tremendous Scope for Extension Subject to Permission
- Detached Garage & Off Road Parking
- Front, Side & Rear Gardens



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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Lounge/Dining Room Dual Aspect

Dining Area to front - 3m x 3.89m (9'10" x 12'9") into bay

Lounge Area to rear - 3.81m x 2.64m (12'6" x 8'8")

Kitchen to rear - 2.84m x 2.34m (9'4" x 7'8")

Utility Room to side - 3.07m x 2.34m (10'1" x 7'8")

Bedroom One to front - 4.11m x 2.97m (13'6" x 9'9") into bay

Bedroom Two to rear - 3.94m x 2.97m (12'11" x 9'9")

Bedroom Three to front - 2.84m x 2.41m (9'4" x 7'11")

Bathroom to front - 2.24m x 1.75m (7'4" x 5'9")

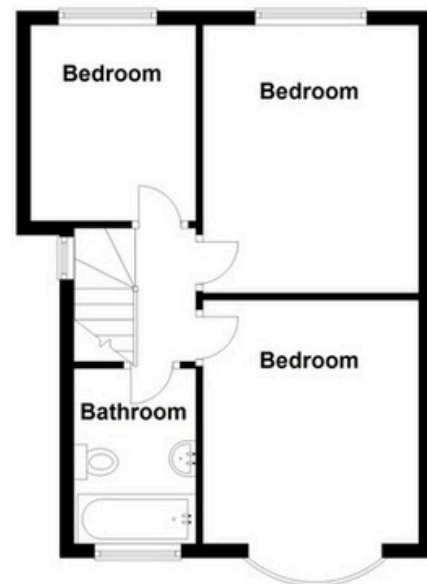
Garage - 2.57m x 5.49m (8'5" x 18'0")

A traditional style semi-detached property occupying an impressive corner plot with tremendous scope for extension subject to the relevant planning consent with accommodation comprising in brief of reception hall, lounge/dining room, kitchen, utility room, three bedrooms, bathroom, generous front side and rear gardens, driveway and a detached garage.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	58	81
England & Wales		
	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

Total area: approx. 83.3 sq. metres (896.8 sq. feet)

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