



## 92 Farren Road

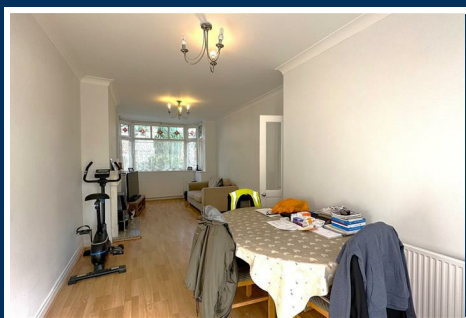
Northfield, Birmingham, B31 5HW

Asking Price £220,000





**\*TRADITIONAL FAMILY HOME WITH FURTHER POTENTIAL!\*** Located in this popular road in Northfield is this lovely, traditional family home which is nicely presented but also offers some further potential to update and extended subject to the usual consents. Ideally placed for all the area has to offer including Northfield and Longbridge shopping centers with all of the associated amenities, local schools, parks and also well placed for the local transport links. The house itself offers the following; front garden, entrance porch, entrance hall, through lounge and dining, re-fitted kitchen and an great size rear garden. To the first floor there are two double bedrooms, single bedroom and bathroom. To book your viewing please call our Kings Norton sales team.



### Approach

This well presented three bedroom semi detached property is approached via a low level front boundary wall and picket fence leading to pathway dissecting a mature front fore garden with mature trees, plants and shrubs and hedgerow borders leading to wooden double opening doors opening into:

### Entrance Porch

With single glazed windows to the front aspect, wall mounted light point and hardwood glazed door with glazed side inserts opening into:

### Entrance Hall

With laminated wood effect floor covering, stairs with balustrades gives rise to the first floor landing, under stairs storage area with light point, further ceiling light point, wall mounted Worcester Bosch combination boiler, cornice to ceiling, central heating radiator and glazed interior door into:

### Kitchen

7'11" x 7'0" (2.42 x 2.15)

A modern kitchen comprises a selection of light grey contemporary wall and base units with integrated Beko electric oven, four ring burner gas hob, Cooke and Lewis extractor, space facility for washing machine, dishwasher and under counter fridge freezer, wood effect work surfaces, stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, ceiling light point, laminate wood effect floor covering and tiling to splash backs.

### Open Plan Living/Dining Room

10'2" max x 25'7" into bay (3.11 max x 7.8 into bay)

With double glazed bay window with stained glass

lead effect inserts to the front aspect, ceiling light point, two central heating radiators, double glazed sliding patio doors opening out to the rear garden, cornice to ceiling, ceiling light point, inset gas fire (un-used) on raised hearth and decorative wooden surround and mantle piece and laminate floor covering.

### First Floor Accommodation

From hallway turning staircase with decorative balustrades gives rise to the first floor landing with frosted double glazed window to the side aspect, ceiling light point, cornice to ceiling, loft access point and door opening into:

### Bedroom One

13'5" x 9'10" (4.09 x 3.01)

With double glazed bay window to the front aspect, ceiling light point and central heating radiator.

### Bedroom Two

9'10" x 11'4" (3 x 3.47)

With double glazed window to the rear aspect, ceiling light point with ceiling rose and central heating radiator.

### Bedroom Three

8'0" x 6'0" (2.44 x 1.85)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Bathroom

5'0" x 6'6" (1.53 x 2)

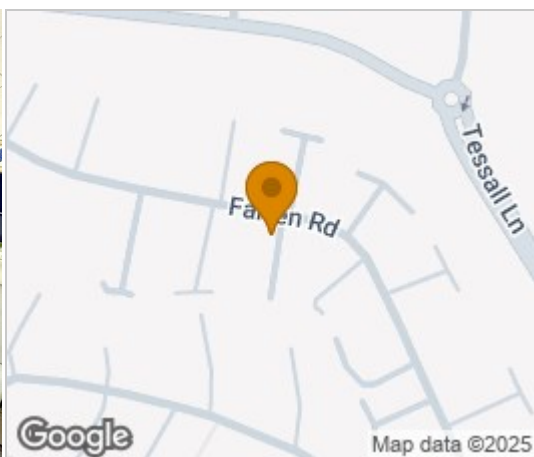
With corner fitted bath with hot and cold mixer and Triton electric shower over, low flush WC, wash hand basin on pedestal, central heating radiator, in-built airing cupboard, tiling to all wall and frosted double glazed window to the front aspect.

## Rear Garden

From the sliding patio doors with steps leading to a slabbed patio area, side wooden access gate, step leads down to further patio in-turn leading onto main garden being laid mainly to lawn and a varied selection of mature trees, plants and shrubs and being finished with fencing to all borders.







## Floor Plan

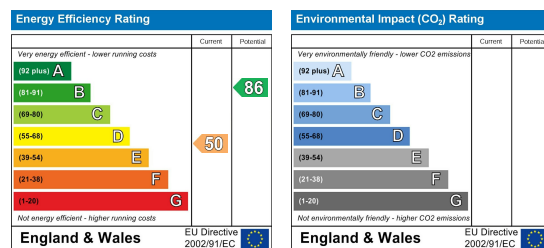
**Farren Road**  
For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.