

for sale

offers over **£230,000** Freehold



Yarnfield Road Birmingham B11 3PQ

- Energy Rating: D
- Extended Kitchen
- Three Bedrooms
- Close to Local Shops and Restaurants
- Loft Room



Property Details

Entrance Porch

Door to side, double glazed window to front, door to

Lounge 14' 5" x 11' 5" plus recess (4.39m x 3.48m plus recess)

Double glazed window to front, storage cupboard, wall mounted radiator.

Extended Kitchen 17' 10" x 11' 11" max narrowing to 7' 4" min (5.44m x 3.63m max narrowing to 2.24m min)

Double glazed French door to conservatory, range of wall and base units, integrated double electric oven, 5 ring gas hob, microwave, one and a half bowl sink and drainer, wall mounted radiator, door to stairs, opening to

Shower Room

Shower with mixer shower, hand wash basin with vanity, low level W.C, hand wash basin.

Conservatory 14' 11" x 7' 2" (4.55m x 2.18m)

Double glazed French door and window to rear, double glazed window to side.

Utility Room

Single glazed window to Conservatory, space for washing machine.

First Floor Landing

Loft access through pull down ladder, doors to

Bedroom One 12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window to rear, wall mounted radiator, storage cupboard, central heating boiler.

Bedroom Two 11' 1" x 7' 10" (3.38m x 2.39m)

Double glazed window to front, wall mounted radiator.

Bedroom Three 8' 10" x 7' 4" (2.69m x 2.24m)

Double glazed window to front, wall mounted radiator.

Loft Space

Double glazed Velux windows to rear.

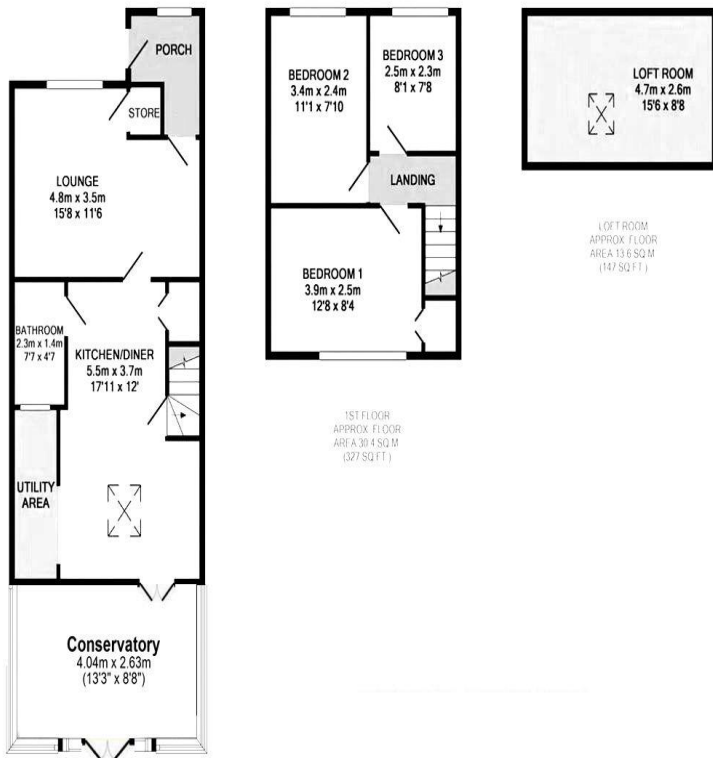
Front Garden

Off road parking space.

Rear Garden

Block paved rear garden.





To view this property please contact Connells on

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Property Ref: KTH310450 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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