









## welcome to

## Yarningale Road, Birmingham

A three-bedroom semi-detached home on Yarningale Road, Kings Heath, offering excellent potential for modernization. The property features two reception rooms, a spacious kitchen/diner with patio doors to a large rear garden, a lean-to with front and rear access, and a driveway.

## **Agent Note**

The Council Tax Band is D.

#### **Entrance Hall**

Laminate Flooring, stairs and central heating radiator.

#### Lounge

13' 6" Max x 10' (4.11m Max x 3.05m) Double glazed bay window to front, carpet and central heating radiator.

## **Dining Room**

12' 3" x 16' 3" ( 3.73m x 4.95m ) Double glazed window to side, carpet, central heating radiator and door to kitchen to rear.

#### **Kitchen Diner**

11' 3" x 16' 2" ( 3.43m x 4.93m )

Fitted kitchen with a range of wall and base units with work surfaces over, tiled splash backs, sink drainer, elctric oven with gas hob, wall mounted boiler, tiled flooring, central heating radiator, double glazed window to rear with double glazed doors to rear garden.

### Landing

Stairs ascend from the hallway leading to three bedrooms and family bathroom.

#### **Bedroom One**

12' 11" Max x 10' 1" ( 3.94m Max x 3.07m ) Double glazed window to rear, built in wardrobes and central heating radiator.

#### **Bedroom Two**

12' 11" Max x 10' 3" ( 3.94m Max x 3.12m ) Double glazed bay window to front, built in wardrobes and central heating radiator.

#### **Bedroom Three**

12' 9"  $\times$  9' 5" (  $3.89 \text{m} \times 2.87 \text{m}$  ) Double glazed window to rear and side and central heating radaitor.

#### **Bathroom**

Double glazed window to front, corner bath, wc, wash hand basin, shower, fully tiled and central heating radiator.













## welcome to

# Yarningale Road, Birmingham

- Three-bedroom semi-detached family home
- Driveway providing off-road parking
- Porch leading into a spacious hallway
- Front living room with bay window
- Second reception room/family room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£290,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

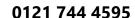
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