



Yarningale Road, Birmingham B14 6NB

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, electric 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" x 9' 5" (3.89m x 2.87m)
Double glazed window to rear and side and central heating radiator.

Bathroom

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





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Yarningale Road, Birmingham

- Three bedroom
- Porch & hallway
- Two reception rooms
- Kitchen and dining area
- Patio doors to the garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£280,000



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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