



136 CLENT VIEW ROAD  
B32 4LY

**Taylors**



# 136 CLENT VIEW ROAD BARTLEY GREEN

*A spacious, extended three bedroom  
semi detached home.*

## *Lounge*

18' 7" x 10' 4" (5.66m x 3.15m)

## *Dining Room*

17' 10" x 7' 2" (5.43m x 2.18m)

## *Kitchen*

11' 9" x 7' 7" (3.58m x 2.31m)

## *Bedroom 1*

11' 10" x 10' 2" (3.60m x 3.10m)

## *Bedroom 2*

11' 10" x 8' 0" (3.60m x 2.44m)

## *Bedroom 3*

8' 9" x 7' 8" (2.66m x 2.34m)

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.





A spacious, extended three bedroom semi detached home having gas central heating and comprising; welcoming hall through lounge leading to extended dining room opening to kitchen, three good size bedrooms, garage and rear garden. 45 years remaining on lease however the vendor will purchase the Freehold upon completion. Annual Service Charge £42.00. Reviewed April. Tenure: LEASEHOLD. Construction: Brick built with tiled roof. Services: All main services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band C. EPC D. Flood Risk Surface Water Low, Rivers and the Sea Very Low.

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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