



Farndon Way,  
Birmingham, B23 5XU

£275,000



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Superbly presented well proportioned modern style semi-detached property occupying a fabulous cul-de-sac location within close proximity of many desirable amenities including shops, schools and transport links.

Accessed via a secure porch the accommodation includes a light and airy lounge and contemporary dining kitchen. To the first floor there are three well proportioned bedrooms and a modern re-fitted bathroom with separate bath and shower cubicle.

Outside a superior driveway offers off road parking for multiple vehicles and garage access whilst a secure side gate leads to the mature rear garden with shed.







## Property Specification

SUPERBLY PRESENTED MUCH IMPROVED MODERN STYLE  
SEMI  
THREE WELL PROPORTIONED BEDROOMS  
RE-FITTED BATHROOM WITH SEPARATE BATH AND  
SHOWER CUBICLE  
CONTEMPORARY FITTED DINING KITCHEN

### Porch

Lounge 4.37m (14'4") x 2.00m (6'7")

Dining Kitchen 5.66m (18'7") x 2.62m (8'7")

### Landing

Bedroom 1 4.11m (13'6") x 3.03m (9'11") plus  
0.01m (0'1") x 0.01m (0'1")

Bedroom 2 3.03m (9'11") x 2.69m (8'10")

Bedroom 3 2.64m (8'8") x 2.53m (8'4")

### Bathroom

### Garage

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 1st March 2024

### Viewer's Note:

Council tax band: C  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

