



smarthomes

Prince of Wales Lane

Yardley Wood, Birmingham

- A Beautifully Presented Two Bedroom Period Cottage
- Re-Fitted Kitchen/Diner & Re-Fitted Shower Room
- Landscaped East Facing Rear Garden
- Sympathetically Modernised Throughout

£225,000

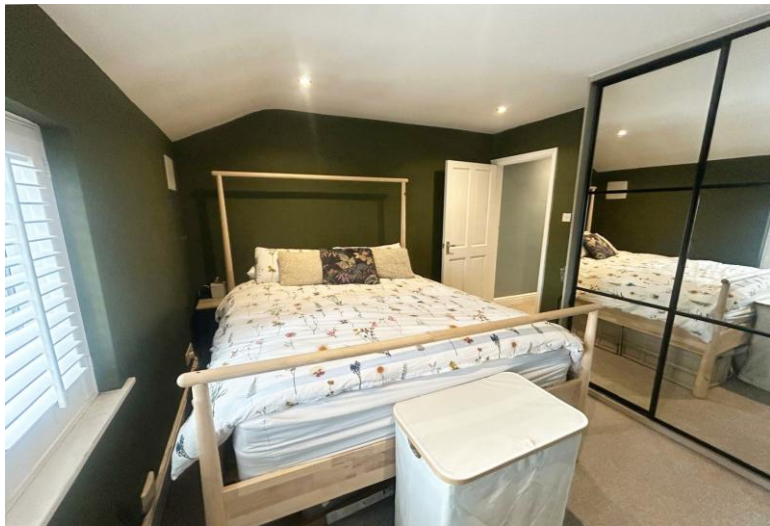
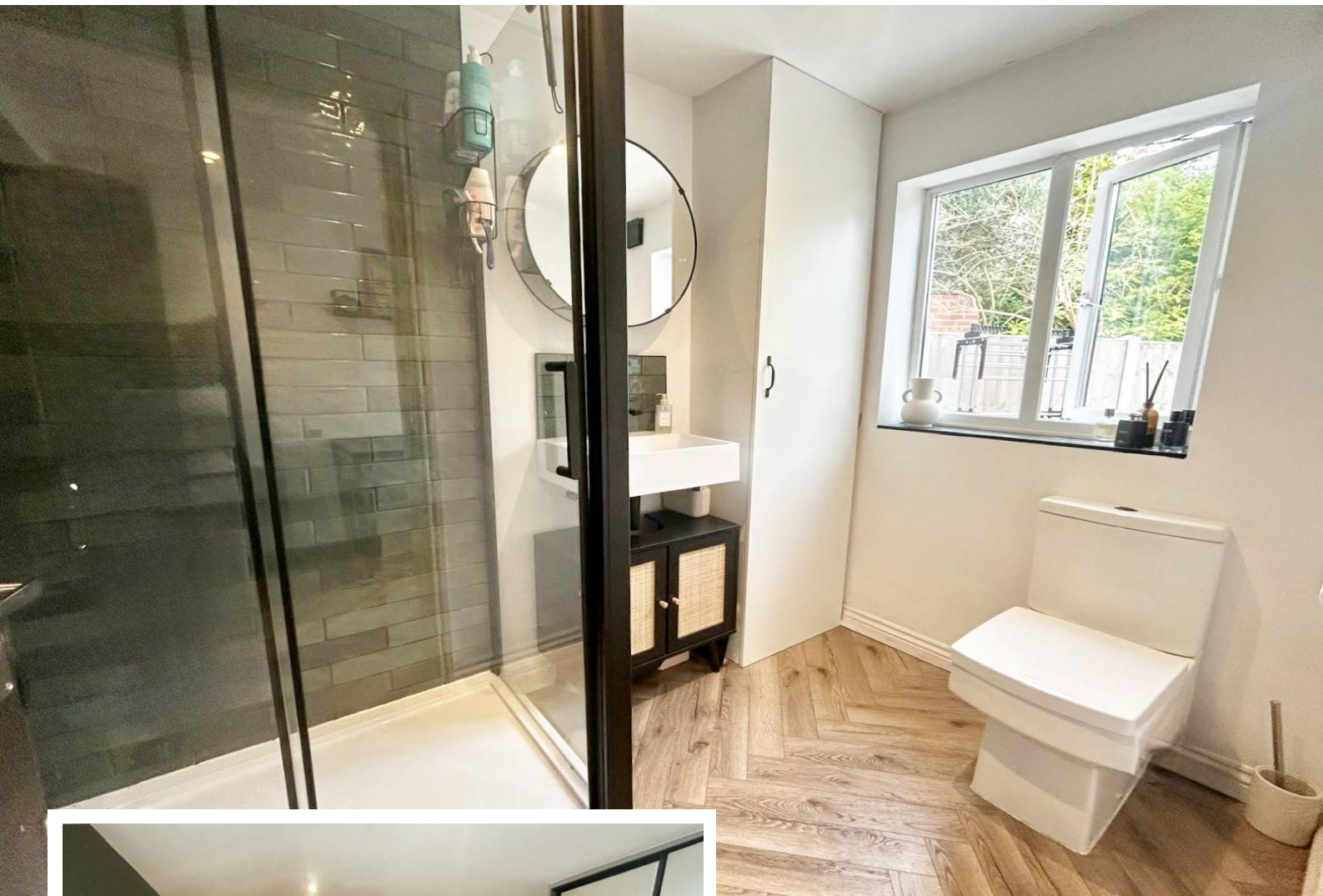
Current EPC Rating - C
Current Council Tax Band - B





Property Description

A beautifully presented and sympathetically modernised mid-terrace cottage situated in a most convenient location and benefiting from accommodation comprising a re-fitted kitchen/diner, lounge, re-fitted ground floor shower room, two good size bedrooms and landscaped rear garden



Rooms & Measurements

Lounge to Front 3.56m x 3.18m (11'8" x 10'5")

Re-Fitted Kitchen/Diner to Rear 4.9m max x 3.68m max (16'1" max x 12'1" max)

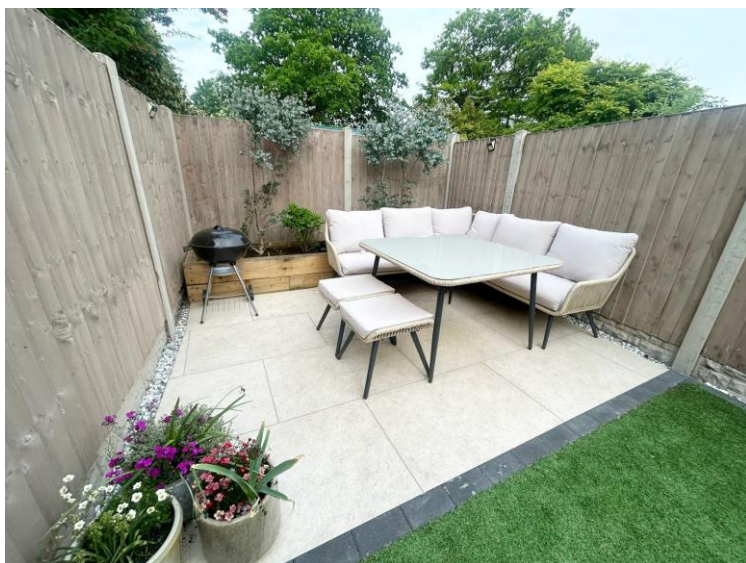
Re-Fitted Shower Room to Rear 2.49m x 1.57m (8'2" x 5'2")

Bedroom One to Front 3.4m x 3.1m (11'2" x 10'2")

Bedroom Two to Rear 2.87m x 2.13m (9'5" x 7'0")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.