



smarthomes

Farnol Road

Yardley, Birmingham

- A Well Maintained Three Bedroom Family Home
- Fitted Kitchen & Conservatory/Utility
- Delightful Southerly Facing Rear Garden
- No Upward Chain

£299,950

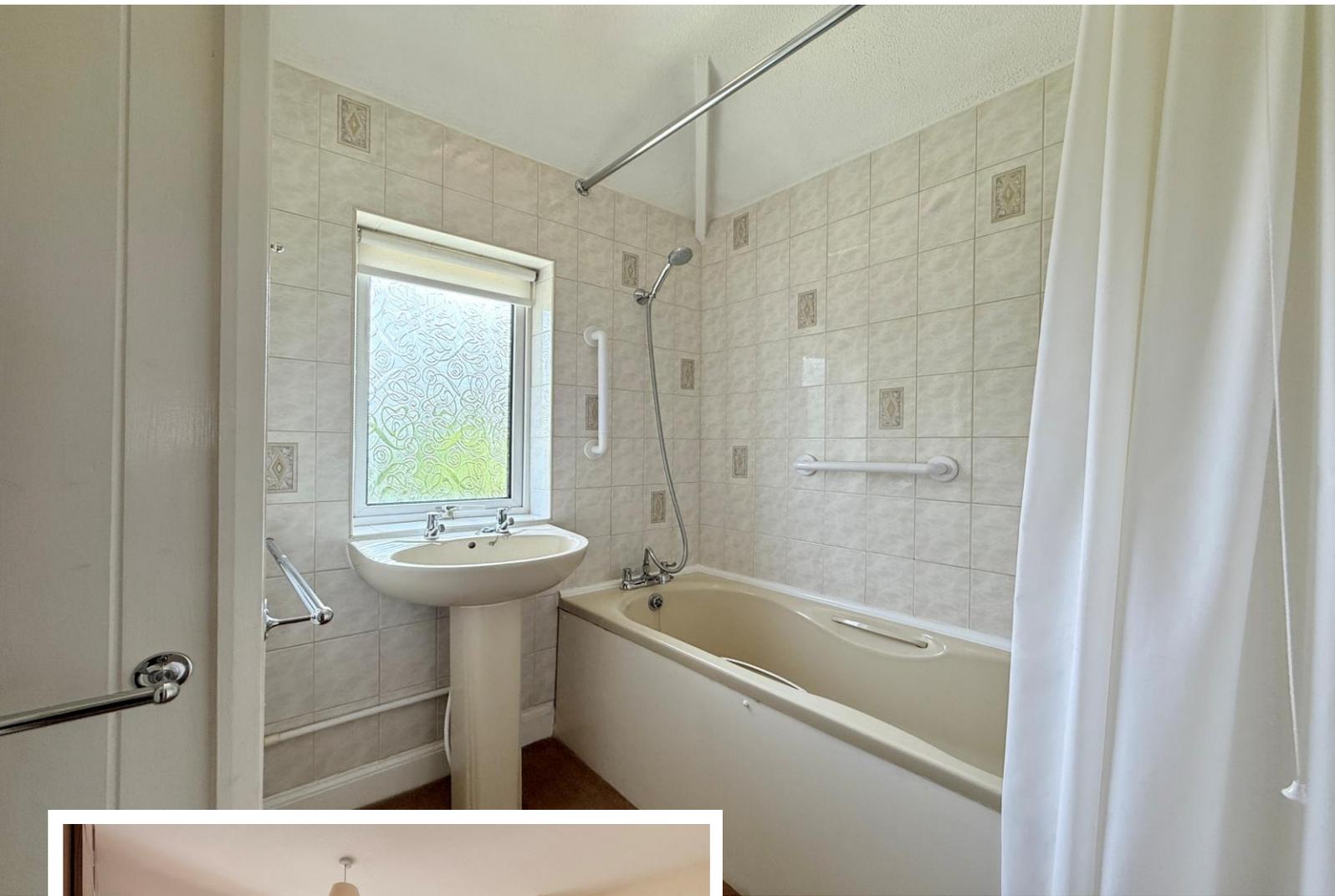
Current EPC Rating - D
Current Council Tax Band - C





Property Description

A well maintained semi-detached family home benefiting from no upward chain and offering accommodation comprising two reception rooms, fitted kitchen, conservatory/utility, guest W.C, three bedrooms bathroom, separate W.C, rear garden, Southerly facing rear garage and driveway parking



Rooms & Measurements

Dining Room to Front 4.47m x 3.25m (14'8" x 10'8")

Lounge to Rear 4.44m x 3.28m (14'7" x 10'9")

Fitted Kitchen to Rear 2.64m x 1.96m (8'8" x 6'5")

Conservatory/Utility 3.15m x 2.57m (10'4" x 8'5")

Bedroom One to Rear 4.47m x 3.07m (14'8" x 10'1")

Bedroom Two to Front 4.5m x 3.25m (14'9" x 10'8")

Bedroom Three to Front 2.31m x 2.06m (7'7" x 6'9")

Bathroom to Rear 1.98m x 1.65m (6'6" x 5'5")

Tenure

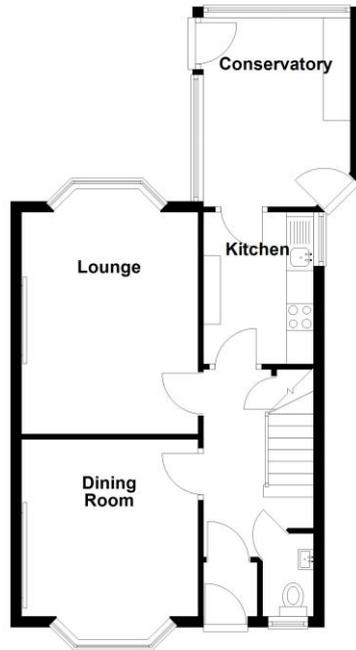
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

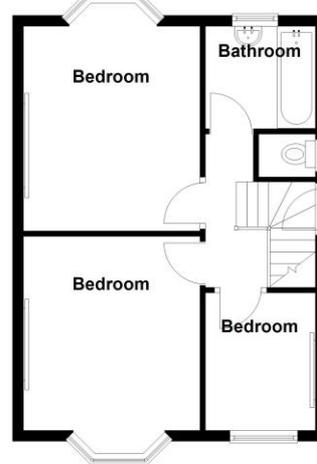
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Ground Floor
Approx. 50.4 sq. metres (542.2 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 91.1 sq. metres (980.4 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 and 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.