



smarthomes

Church Road

Yardley, Birmingham

- A Well Presented Four Bedroom Family Home
- Fitted Kitchen & Family Shower Room
- Southerly Facing Rear Garden
- No Upward Chain

£295,000

Current EPC Rating - D
Current Council Tax Band - B





Property Description

A well presented mid-terraced property offered for sale with no upward chain and briefly affording four good size bedrooms, three reception rooms, fitted kitchen, family shower room and Southerly facing rear garden

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



Rooms & Measurements

Reception Room One to Front 3.73m x 3.58m (12'3" x 11'9")

Reception Room Two to Rear 3.66m x 3.05m (12'0" x 10'0")

Reception Room Three to Side 5.49m x 2.72m (18'0" x 8'11")

Fitted Kitchen to Rear 3.89m x 2.54m (12'9" x 8'4")

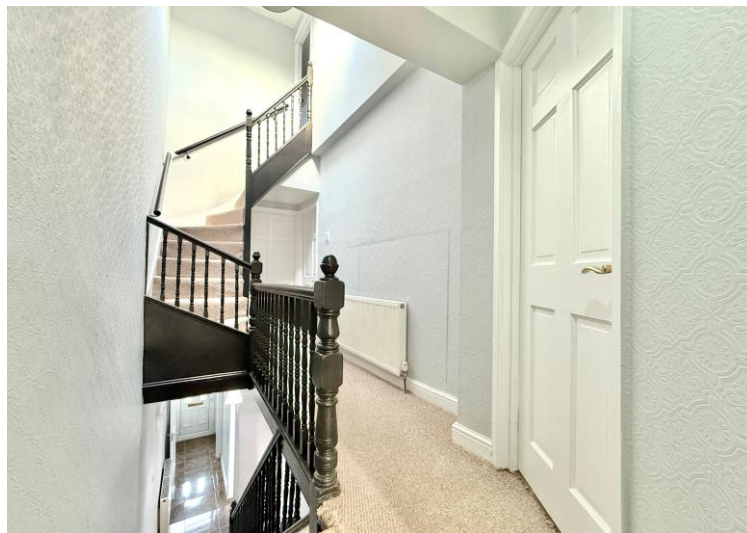
Bedroom One to Front 4.88m x 3.45m (16'0" x 11'4")

Bedroom Two to Rear 3.68m x 2.84m (12'1" x 9'4")

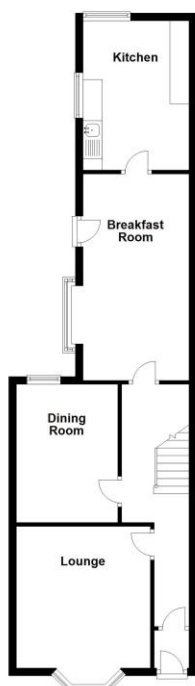
Bedroom Three to Rear 3.05m x 2.77m (10'0" x 9'1")

Family Shower Room to Side 2.31m x 1.63m (7'7" x 5'4")

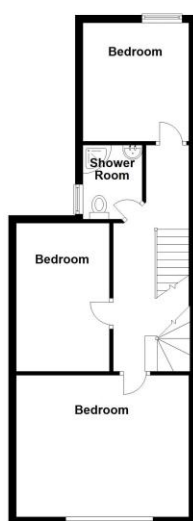
Second Floor Bedroom Four 4.8m x 4.72m (15'9" (max) x 15'6")



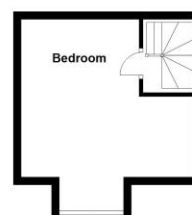
Ground Floor



First Floor



Second Floor



Total area: approx. 129.3 sq. metres (1391.7 sq. feet)

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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.