



Firth Drive Yardley Wood, Birmingham

- A Well Presented Semi Detached Property
- Three Double Bedrooms
- Through Lounge Diner
- Good Size Kitchen
- South Facing Rear Garden
- Family Bathroom & Separate WC

£250,000

Current EPC Rating 63 (D)
Current Council Tax Band C





Property Description

A well presented semi detached property situated in a cul-de-sac location and benefiting from three double bedrooms, through lounge diner, good size kitchen, bathroom, separate WC, south facing garden, garage, off-road parking, warm air central heating and UPVC double glazing

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
Current council tax band – C



Rooms & Measurements

Hall

Through Lounge Diner - 6.9m x 3.3m (22'7" x 10'9")

Kitchen to Rear - 3.4m x 3.3m (11'1" x 10'9")

Bedroom One to Front - 3.5m x 3.3m (11'5" x 10'9")

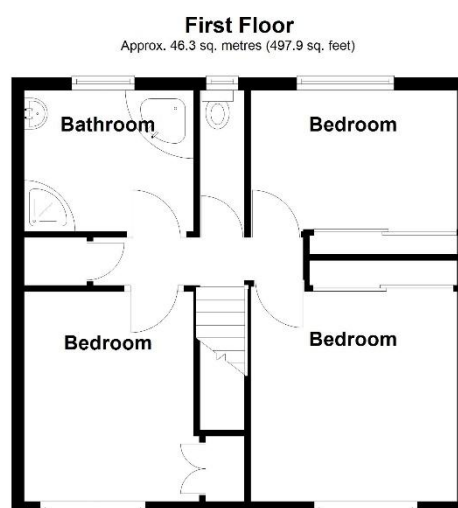
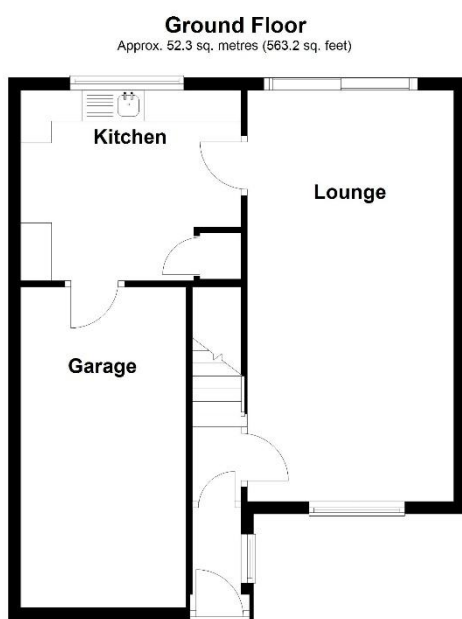
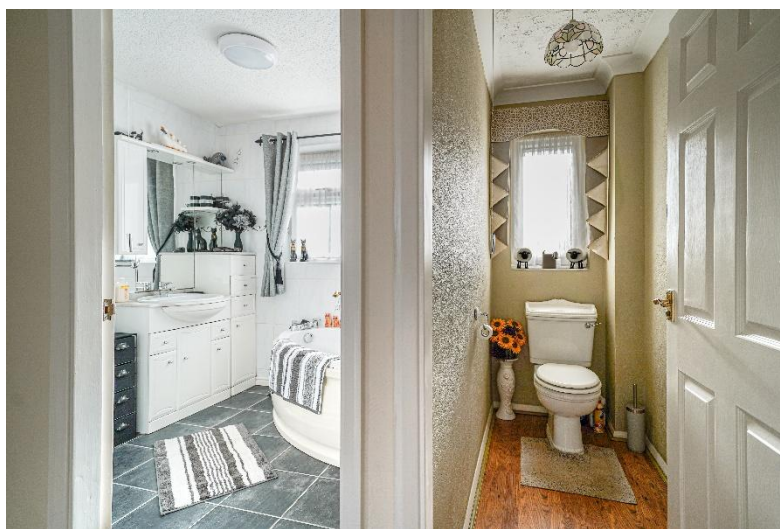
Bedroom Two to Front - 3.6m x 2.4m (11'9" x 7'10")

Bedroom Three to Rear - 3.3m x 2.1m (10'9" x 6'10")

Separate WC to Rear

Family Bathroom to Rear - 2.3m x 2m (7'6" x 6'6")

Garage - 5.2m x 2.3m (17'0" x 7'6")



Total area: approx. 98.6 sq. metres (1061.1 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 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.