

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Farnol Road, Birmingham | £275,000

\* SEMI DETACHED HOUSE \* EXTENDED FAMILY KITCHEN \* THREE BEDROOMS \* DRIVEWAY \*\*  
NO UPWARD CHAIN! \*\* 360 VIRTUAL TOUR AVAILABLE \*\*  
UNEXPECTEDLY BACK ON MARKET! \*

THIS IS AN EXTENDED, FAMILY SIZE PROPERTY, located in a quiet, cul-de-sac location-it will require some MODERNISATION but has SO MUCH POTENTIAL!!  
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422....IT WON'T BE AVAILABLE FOR LONG!!  
The property is approached via a dropped kerb with a block paved, DRIVEWAY providing off road parking for two vehicles with accommodation comprising of. enclosed, entrance porch, hallway, TWO RECEPTION ROOMS, EXTENDED KITCHEN and rear garden with GARAGE to the ground floor. To the first floor there are THREE BEDROOMS and a family bathroom. The property benefits from central heating, double glazing where specified and is offered with NO UPWARD CHAIN!  
Energy Performance Certificate: D

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## APPROACH

The property is accessed via a dropped kerb and leading to:-

## Driveway/Front Garden

A block paved driveway providing parking for two vehicles with a small garden area and leading to an enclosed, double glazed, entrance porch.

## Enclosed Entrance Porch

With additional entrance door allowing access to:-

## Hallway

Stairs to first floor landing. Radiator. Storage cupboards. Doors leading to ground floor accommodation:-

## Dining Room

11'4" into bay window x 10'8" (3.45m into bay window x 3.25m)

Double glazed bay window to the front and radiator. Wood effect flooring.

## Lounge

18'3" x 10'10" (5.56m x 3.30m)

Radiator. Double glazed sliding door to the rear giving access to the garden.

## Extended Family Kitchen

19'5" x 7'7" maximum (5.92m x 2.31m maximum)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath. Plumbing for a washing machine and dish washer. Part tiling to the walls. Wood effect flooring. Double glazed window to the rear and double glazed door to the side giving additional access to the garden.

## FIRST FLOOR

### Landing

Ceiling loft hatch. Obscure double glazed window to the side. Doors giving access to the first floor accommodation:-

### Bedroom One

14'10" into bay window x 10'7" (4.52m into bay window x 3.23m)

Double glazed bay window to the front and radiator.

### Bedroom Two

14'9" x 10'11" (4.50m x 3.33m)

Double glazed bay window to the rear and radiator.

### Bedroom Three

7'8" x 6'10" (2.34m x 2.08m)

Double glazed window to the front and radiator.

### Family Bathroom

Suite comprises of a panelled bath unit with a power shower over and glass screen, pedestal wash-basin and low flush WC. Part tiling to the walls. Obscure double glazed window to the rear.

## OUTSIDE

### Rear Garden

The rear garden has a timber fenced perimeter and is mainly laid to lawn with border shrubbery and paved patio area

### Garage

15'6" x 10'2" (4.72m x 3.10m)

A concrete construction garage with wooden doors to the rear and access door from the garden.

