

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Barn Meadow, Birmingham | Offers Over £280,000

\*\* SEMI DETACHED HOUSE \*\* THREE BEDROOMS \*\* IDEAL FAMILY HOME \*\* GARAGE & DRIVEWAY \*\*

A CHANCE TO PURCHASE A THREE BEDROOM PROPERTY IN BARN MEADOW, YARDLEY WHICH IS SITUATED CLOSE TO ALL LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS!..

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR AN IMMEDIATE VIEWING!

This family home is accessed via a DRIVEWAY WITH GARAGE TO THE FRONT and leading to a double glazed, entrance door with accommodation comprising:- entrance hall, GUEST W.C, KITCHEN, LOUNGE & CONSERVATORY and REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS AND FAMILY BATHROOM

The property benefits from central heating & double glazing (where specified) EARLY VIEWING ESSENTIAL

Energy Performance Rating : C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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