

# HUNTERS®

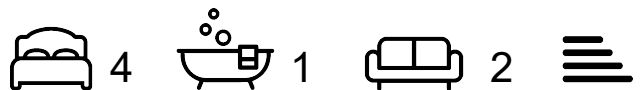
HERE TO GET *you* THERE



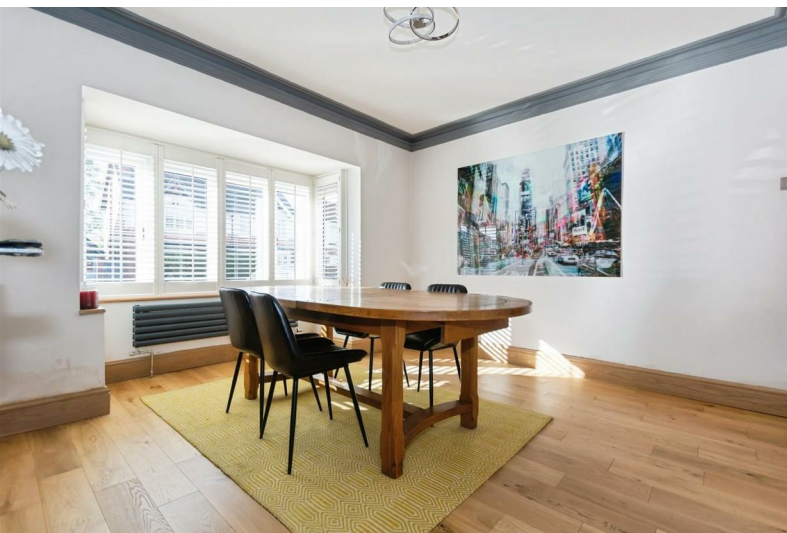
## Howard Road

Yardley, Birmingham, B25 8AL

£450,000



Council Tax:



# 39 Howard Road

Yardley, Birmingham, B25 8AL

£450,000



## Dining Room

A bright and welcoming room with a double glazed window to the front, a charming feature fireplace, central heating radiator, ceiling light point, and sleek laminate flooring throughout

## Lounge

This beautifully presented space features laminate flooring throughout, a striking feature fireplace, central heating radiator, ceiling light point, and elegant bi-folding doors opening into the extended kitchen and dining area.

## Kitchen

A modern fitted kitchen with matching wall and base units, integrated appliances including an oven, microwave, dishwasher, and a gas hob with extractor fan over. A double glazed window overlooks the rear elevation, with doors leading to the utility room and W.C

## Bedroom One

Double glazed window to the front elevation, laminate flooring throughout, fitted wardrobes, radiator, and ceiling light point

## Bedroom Two

Double glazed window to rear elevation, laminate flooring, radiator, and ceiling light point.

## Bedroom Three

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Double glazed front window, laminate flooring, radiator, and ceiling light point.

## Bedroom Four

Double glazed window to rear elevation, laminate flooring, radiator, and ceiling light point.

## Study / Bedroom Five

Benefits from a downstairs bathroom within the converted garage area, which is currently being used as a fifth bedroom

## Family Bathroom

Fitted with a panelled bath and shower over, hand wash basin with built-in storage, low flush WC, tiled walls, and laminate flooring

## Garden

The generously sized and fully enclosed rear garden features a spacious tarmac area, a well-maintained lawn, and a variety of mature trees and shrubs.

## Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property

## Council Tax Band

The Agent understands from the vendor that the property is Tax Band C.

## Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property



### Referral Fees

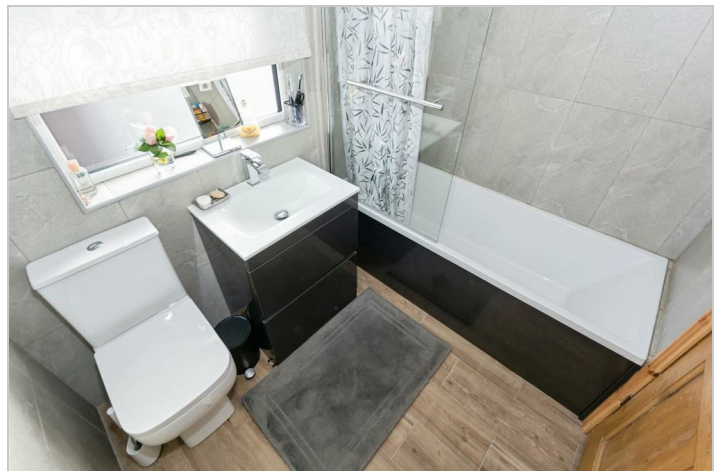
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers

### Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

### General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



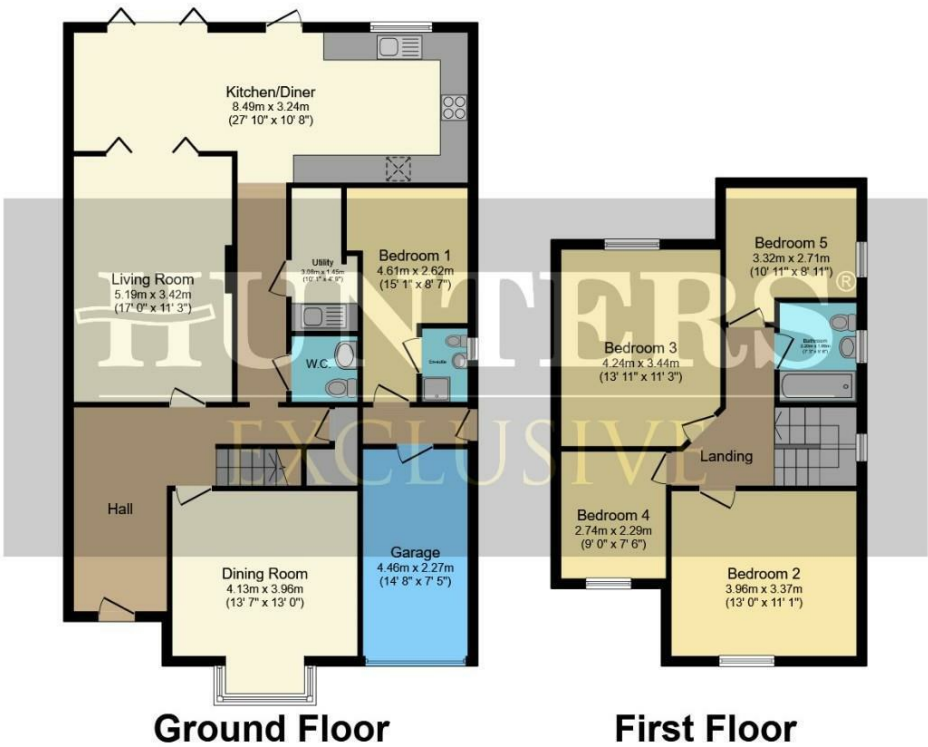
Hybrid Map



Terrain Map



Floor Plan



Total floor area 168.7 sq.m. (1,816 sq.ft.) approx

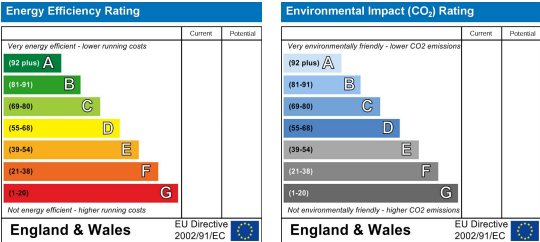
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.