



**Farnol Road, Yardley  
Birmingham B26 2AE  
Offers Over £300,000**

Pointons are pleased to offer for sale this much improved extended family home. This semi-detached property set in a residential cul-de-sac with all local amenities close by also has excellent transport links with the M6/M42 networks, Birmingham International Airport and Railway Station within easy reach. The property itself briefly offers on the ground floor: Porch, Reception Hall, Guest WC, Living Room, Modern Shaker Inspired Open Plan Kitchen/Dining/Living Area and Utility Room. On the first floor there are Three Bedrooms and a Modern Refitted Bathroom. This PVCu Double Glazed and Centrally Heated home also has the benefit of a Mono Block Driveway providing parking for approximately 3 vehicles and well presented Private Rear Garden. The added Bonus of a brick built Garage with secure private gated access to the rear with additional parking is another reason to **BOOK YOUR VIEWING NOW TO AVOID DISAPPOINTMENT!**





### Porch

Having PVCu double glazed French doors, quarry tiled flooring and door:

### Hall

Having solid wood entrance door and double glazed frosted flush window, Kardean flooring, central heating radiator, power points, cloaks cupboard, stairs to the first floor landing and doors off which lead:

### WC

Having a white suite comprising of wash hand basin set in a vanity unit and concealed cistern WC. Kardean flooring, extractor fan and central heating radiator.

### Living Room

14'6" into bay window x 10'4" (4.42m into bay window x 3.15m)

Having feature fire place with tiled recess, engineered wood flooring, central heating radiator, power points and PVCu double glazed bay window with made to measure fitted shutter blinds.

### Open Plan Kitchen/Dining/Living

14'7" x 28'4" max (4.46m x 8.64m max)

Having a modern shaker inspired kitchen area comprising of centre island with quartz work surface with inset twin sink and mixer tap, integral dishwasher and fitted units below. Solid wood work surface with flush fitted 5 ring gas hob and full width stainless steel extractor hood above, fitted units below. Adjacent matching wood work surface with a range of fitted units above and below. Integral stainless steel double oven and grill, integrated warming drawer. Tiled splash back to work surfaces. Kardean flooring, two central heating radiators, spot lighting, PVCu double glazed flush window, Bi-fold double glazed doors in kitchen area leading to rear patio, PVCu double glazed French doors to rear patio and double glazed roof lantern to dining area.

### Utility

6'0" x 5'10" (1.83m x 1.79m)

Having rolled top worksurface with flush fitted circular sink and fitted units above and below. Space and plumbing for domestic appliances. Tiled splash back to work surfaces, power points, combination boiler, Kardean flooring and PVCu frosted flush window.

### Landing

Stairs to the first floor landing with safety glass balustrade, PVCu stained double glazed flush window, power points, loft access and doors off which lead:

### Bedroom 1

14'6" into bay window x 10'4" (4.42m into bay window x 3.15m)

Having fitted in wardrobe, power points, central heating radiator and PVCu double glazed bay window with made to measure fitted shutter blinds overlooking the rear garden.

### Bedroom 2

14'7" into bay window x 10'4" (4.45m into bay window x 3.15m)

Having fitted in wardrobe, power points, central heating radiator and PVCu double glazed bay window with made to measure fitted shutter blinds.

### Bedroom 3

7'7" x 6'10" (2.30m x 2.09m)

Having power points, central heating radiator and PVCu double glazed bow window.

### Modern Bathroom

Having a white suite comprising of an oval double-ended freestanding bath with freestanding bath shower mixer tap, wash hand basin and close coupled WC. Large walk in shower with fitted power shower, tiled splash back to wet areas, ceramic tiled flooring, extractor and PVCu double glazed frosted flush window.

### Outside

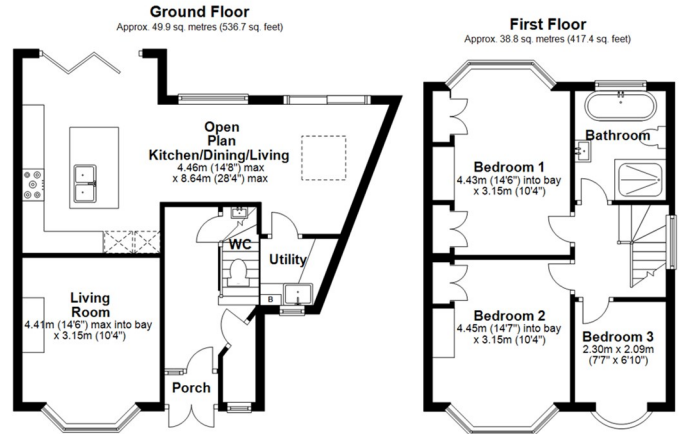
The property has the benefit of a mono-block driveway providing parking for approximately 3 vehicles. The rear private garden briefly comprises of composite steps with flush lighting down to the grey textured patio and timber pergola. Sleeper steps down to the lawn with established borders and cobbled path to the rear garage and rear gate. Fenced boundaries. Access to the brick built garage is via a secure private gated driveway which also provides additional parking.

### Tenure

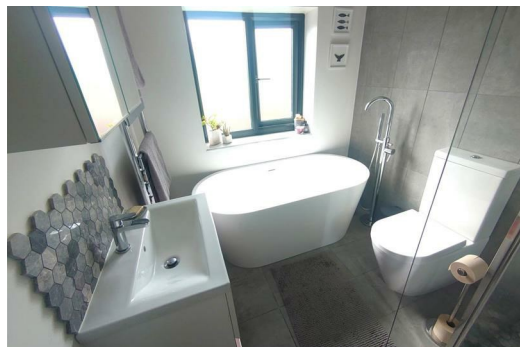
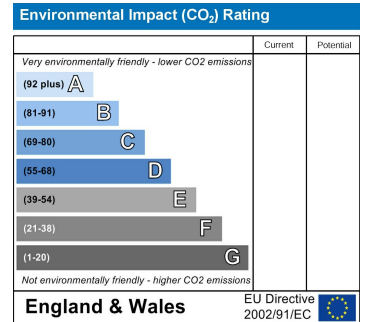
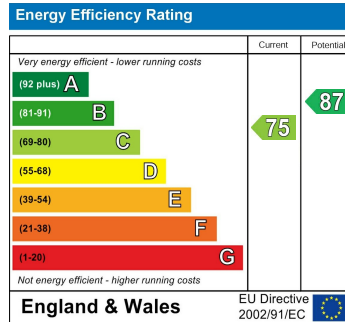
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is C payable to Birmingham City Council, EPC rating of to be confirmed

### General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 88.6 sq. metres (954.1 sq. feet)



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