



Bryn Arden Road, Birmingham

**burchell
edwards**

Bryn Arden Road, Birmingham, B26 1JX

for sale offers over
£250,000



Property Description

A traditional style three bedroom semi-detached property, situated in a sought after location of South Yardley. Accommodation comprises entrance porch, entrance hallway, through lounge, fitted breakfast kitchen, and utility. First floor has three bedrooms and family bathroom and a boarded loft with drop down ladders. Property further benefits from double glazing, gas central heating, off road parking, rear garden. A fantastic family home.

Entrance Hallway

Door to front elevation, central heating radiator.

Lounge

25' 6" x 9' 8" (7.77m x 2.95m)

Double glazed bay window to front elevation, double glazed sliding doors to rear elevation, central heating radiator.

Kitchen

12' 11" x 5' 4" (3.94m x 1.63m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted hob and oven, space for appliances, central heating radiator.



Landing

Double glazed window to side elevation, loft access via hatch.

Bedroom One

12' 5" into bay x 9' 9" (3.78m into bay x 2.97m)
Double glazed bay window to front elevation,
central heating radiator.

Bedroom Two

12' 3" into bay x 9' 8" (3.73m into bay x 2.95m)
Double glazed bay window to rear elevation,
central heating radiator, loft access via hatch.

Bedroom Three

7' 2" x 5' 2" (2.18m x 1.57m)
Double glazed window to rear elevation,
central heating radiator.

Bathroom

Double glazed window to front elevation,
W.C, wash hand basin, bath, central heating
radiator, spotlights.

Loft Space

Double glazed skylight.

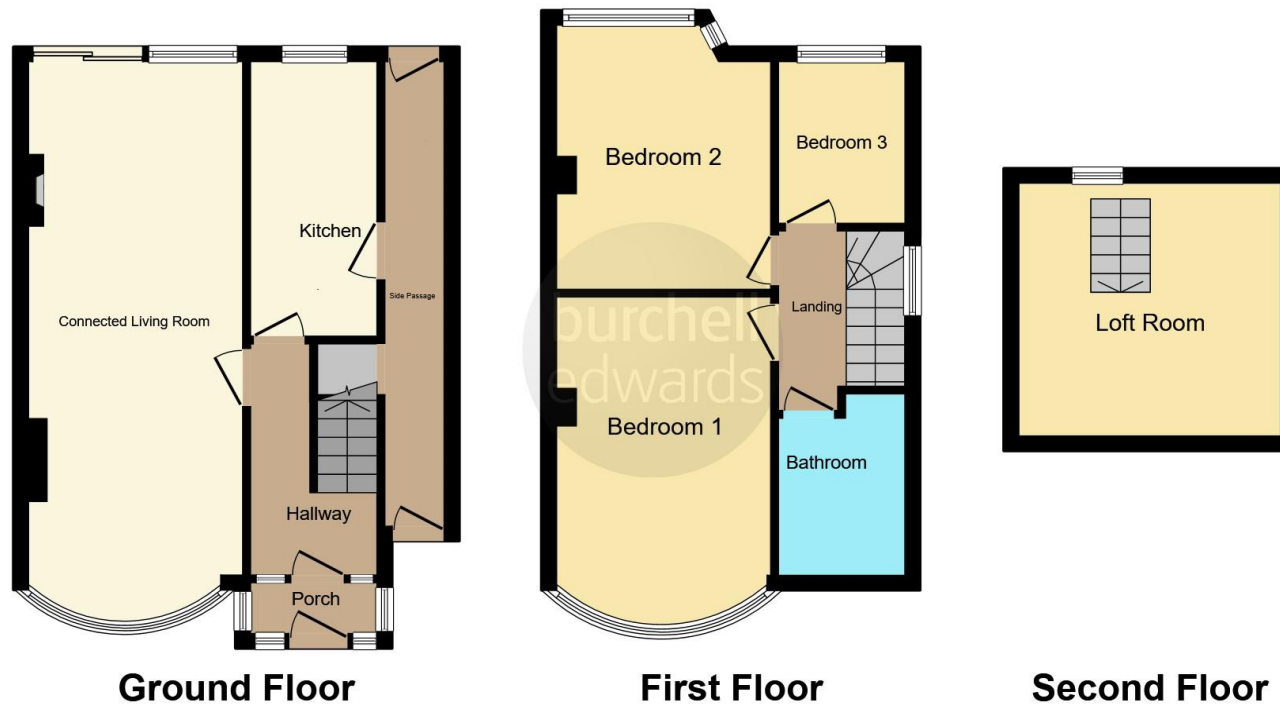
Rear Garden

Decked area, laid to lawn and access to lean
to housing central heating boiler.









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). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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