



smarthomes

Clay Lane

South Yardley, Birmingham

- A Three Bedroom Semi Detached Family Home
- Corner Position
- Spacious Through Lounge Diner
- Re-Fitted Kitchen
- NO CHAIN

OIRO £315,000

Current EPC Rating - 60 (D)
Current Council Tax Band - C





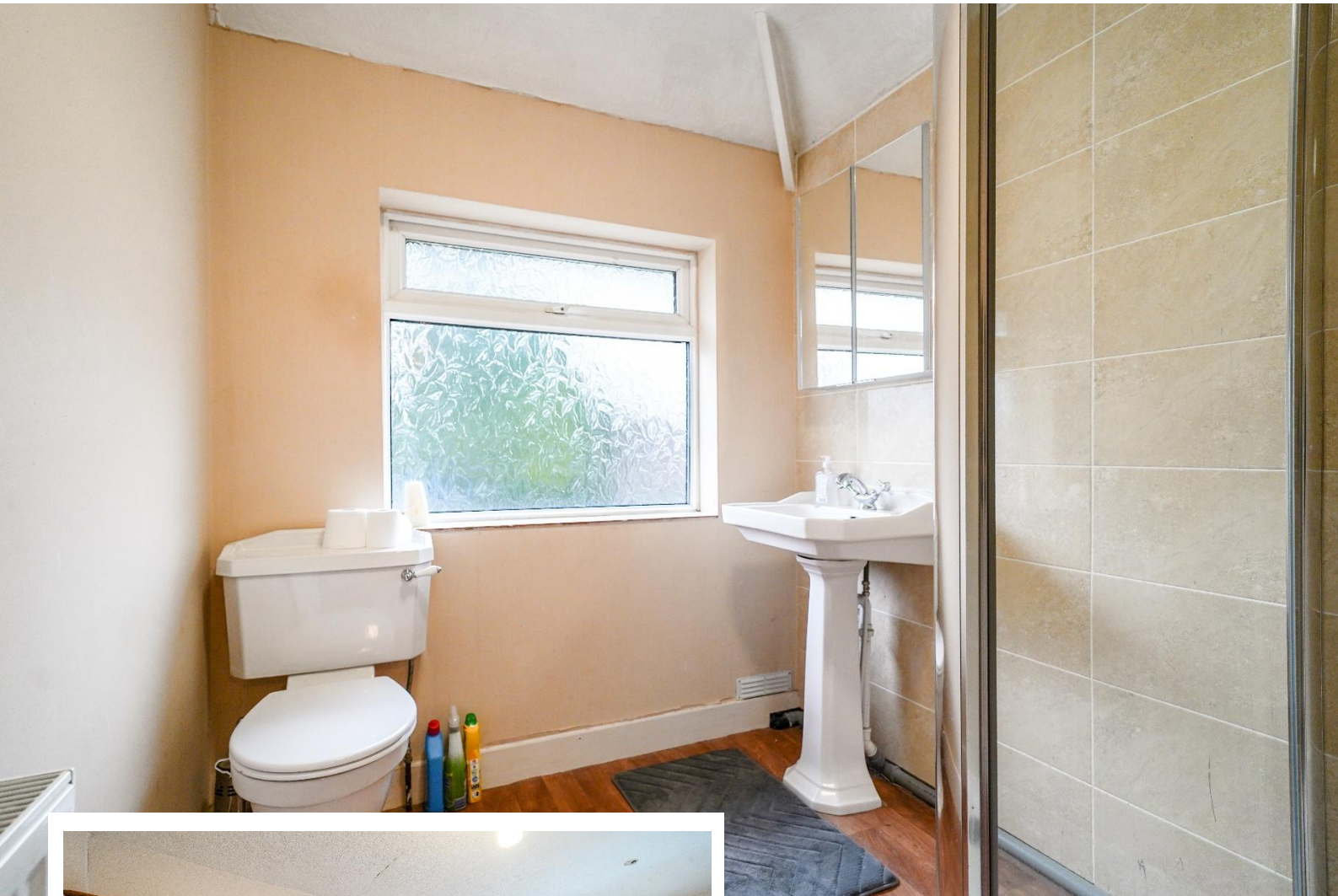
Property Description

A three bedroom extended semi detached family home set on a superb corner position offering spacious through lounge diner, summer room, re-fitted kitchen, family shower room, rear garden, garage and off-road parking

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges
Current council tax band – C



Rooms & Measurements

Reception Hall

Lounge - 3.4m x 4.17m (11'2" x 13'8")

Dining Area - 3.33m x 3.73m (10'11" x 12'3")

Summer Room - 3.15m x 2.34m (10'4" x 7'8")

Re-Fitted Kitchen to Rear - 5.38m x 1.88m (17'8" x 6'2")

Bedroom One to Front - 4.19m x 3.35m (13'9" (into bay) x 11'0")

Bedroom Two to Rear - 3.76m x 3.35m (12'4" x 11'0")

Bedroom Three to Front - 1.98m x 2.24m (6'6" x 7'4")

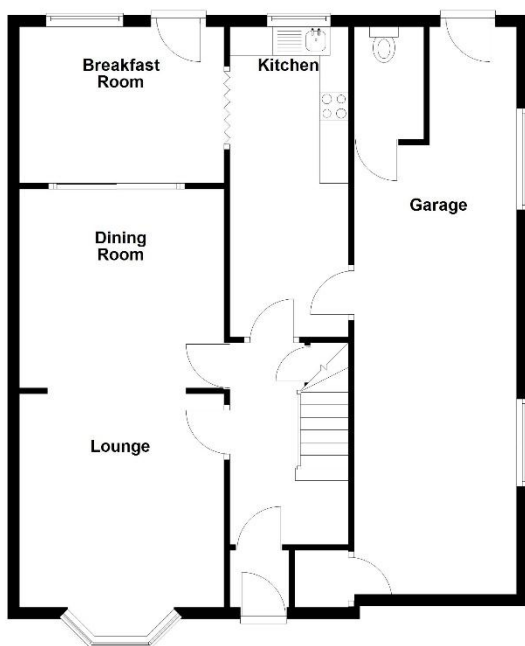
Family Shower Room to Rear - 1.98m x 2.72m (6'6" x 8'11")

Garage - 2.57m x 9.63m (8'5" x 31'7")



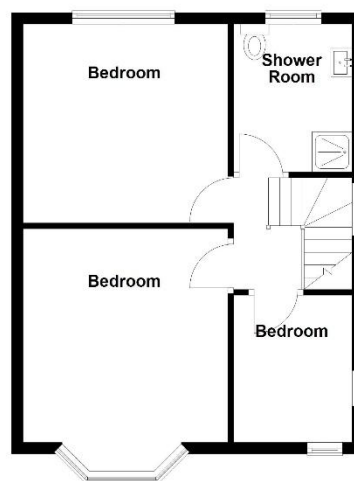
Ground Floor

Approx. 87.4 sq. metres (940.4 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 129.5 sq. metres (1394.0 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.