



Sandmere Road Yardley Wood, Birmingham

- A Very Well Presented End-Terrace Family Home
- Three Double Bedrooms
- Spacious Lounge
- Re-Fitted Family Kitchen/Diner

£235,000

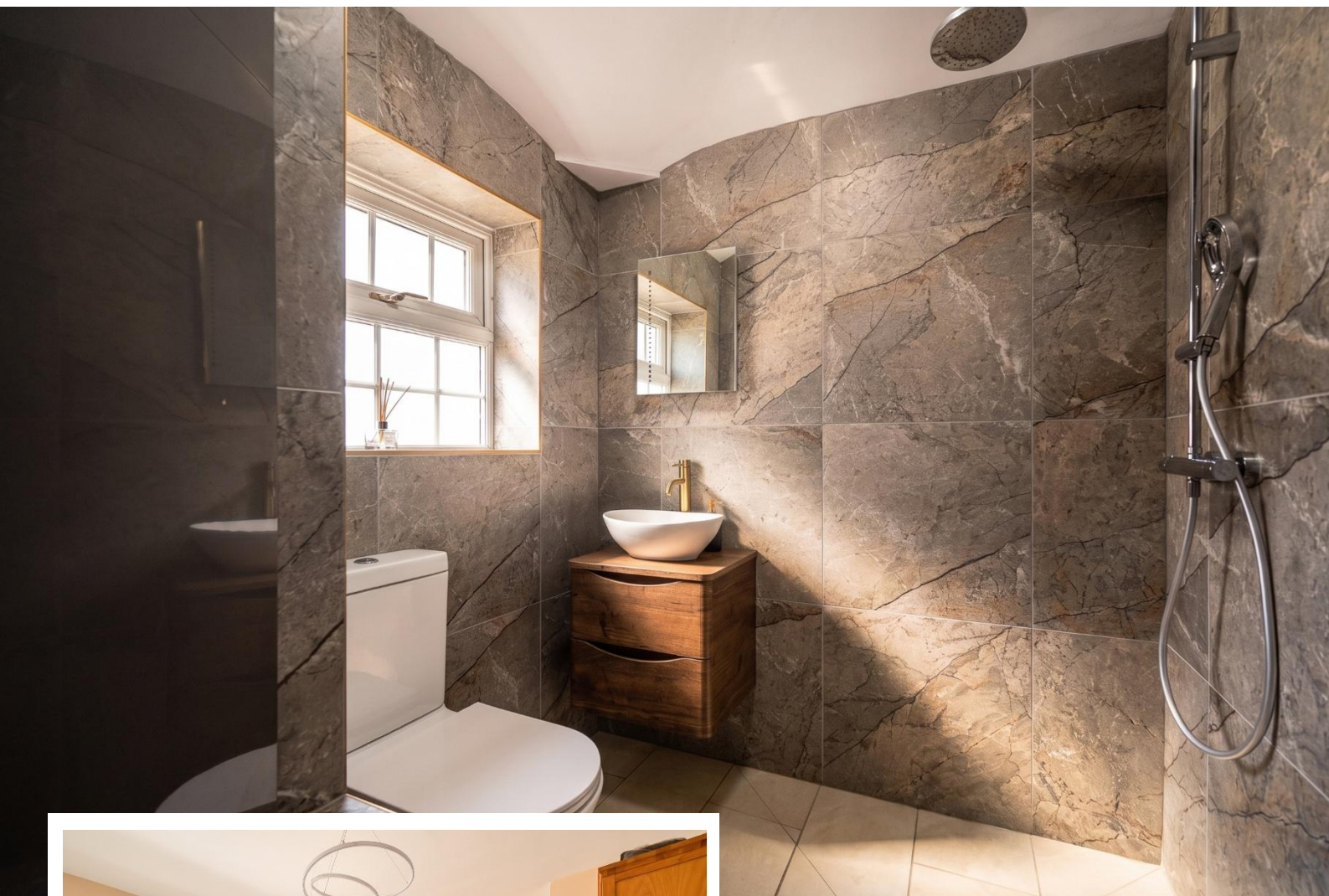
Current EPC Rating - D
Current Council Tax Band - B





Property Description

A very well presented end-terrace property situated in a popular location and offering accommodation comprising a spacious lounge, re-fitted kitchen/diner, three double bedrooms, re-fitted family wet room, South/Westerly facing rear garden and driveway parking



Rooms & Measurements

Spacious Lounge to Front 5.3m x 4.2m (17'4" x 13'9")

Re-Fitted Kitchen/Diner to Rear 5.2m x 2.8m (17'0" x 9'2")

Bedroom One to Front 4.2m x 3.3m (13'9" x 10'9")

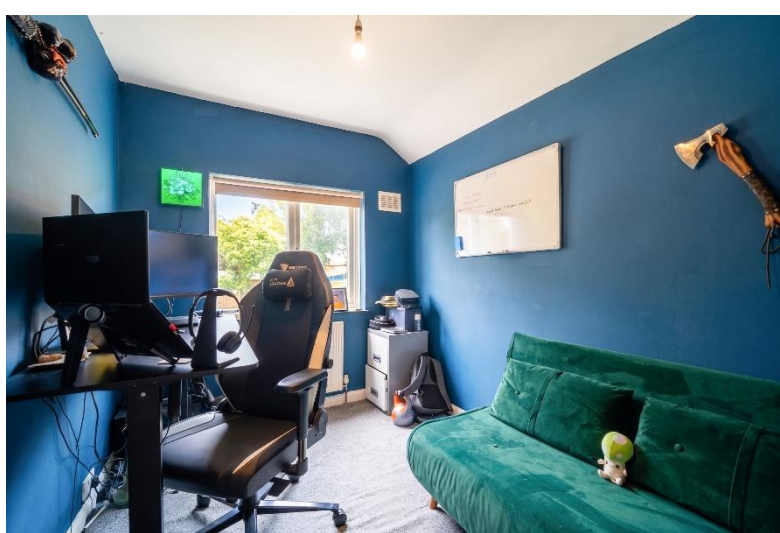
Bedroom Two to Rear 3.8m x 2.9m (12'5" x 9'6")

Bedroom Three to Rear 2.8m x 2.2m (9'2" x 7'2")

Re-Fitted Family Wet Room to Side 2.1m x 1.7m (6'10" x 5'6")

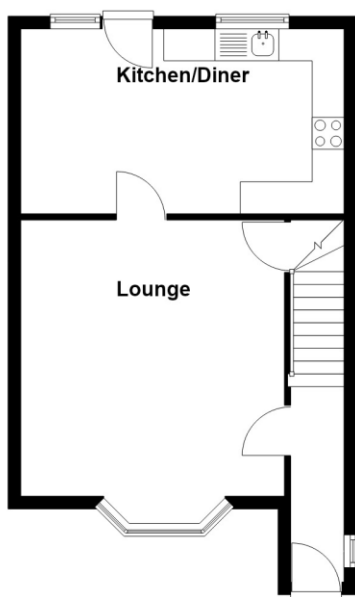
Tenure

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 – B



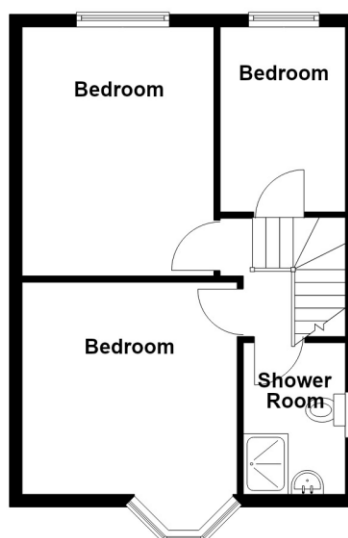
Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



Total area: approx. 75.9 sq. metres (817.4 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 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.