



smart homes

**Coventry Road**

South Yardley, Birmingham

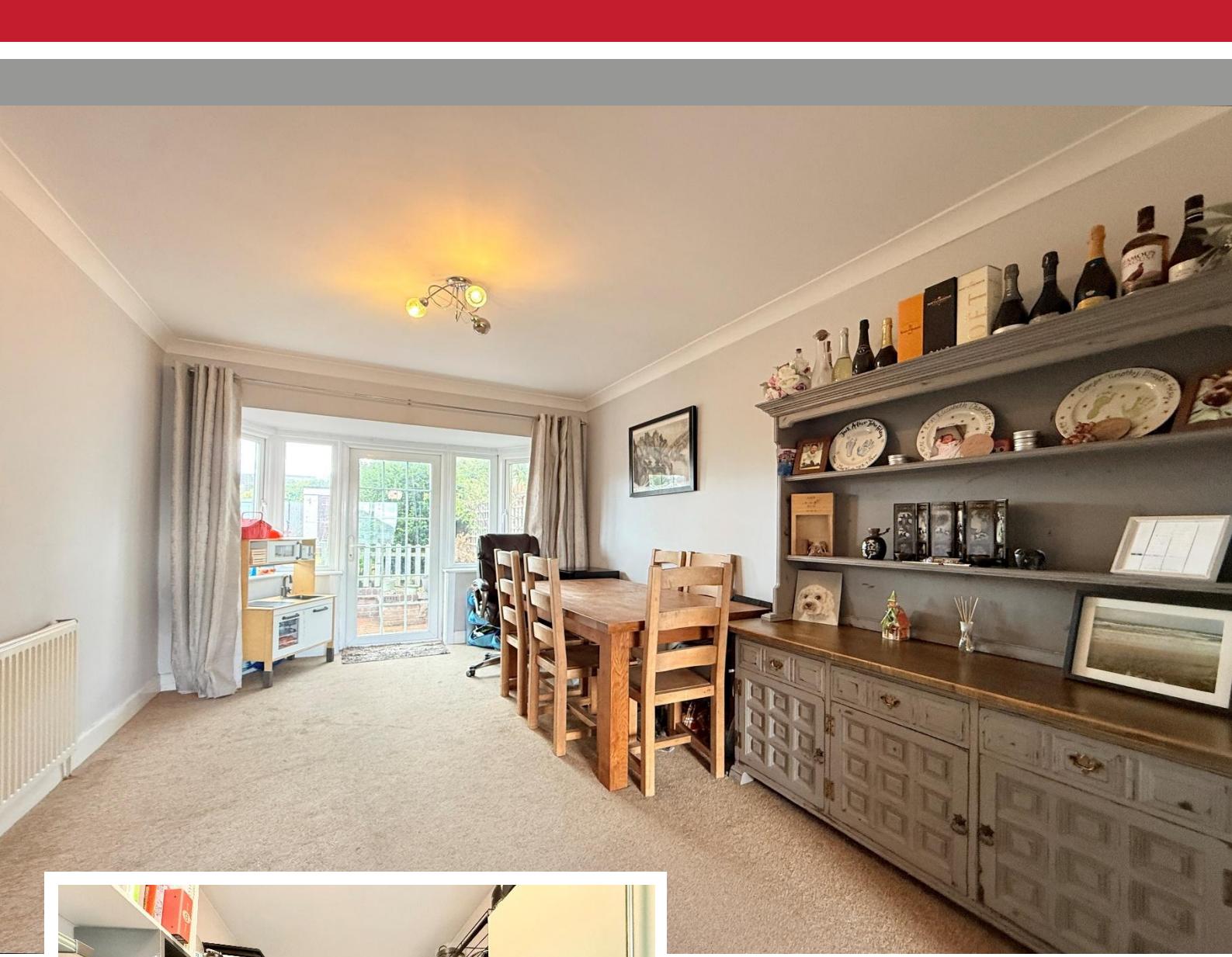
- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- Re-Fitted Family Bathroom
- Rear Garage & Parking Space

**Offers Over £240,000**

Current EPC Rating 61 (D)

Current Council Tax Band C





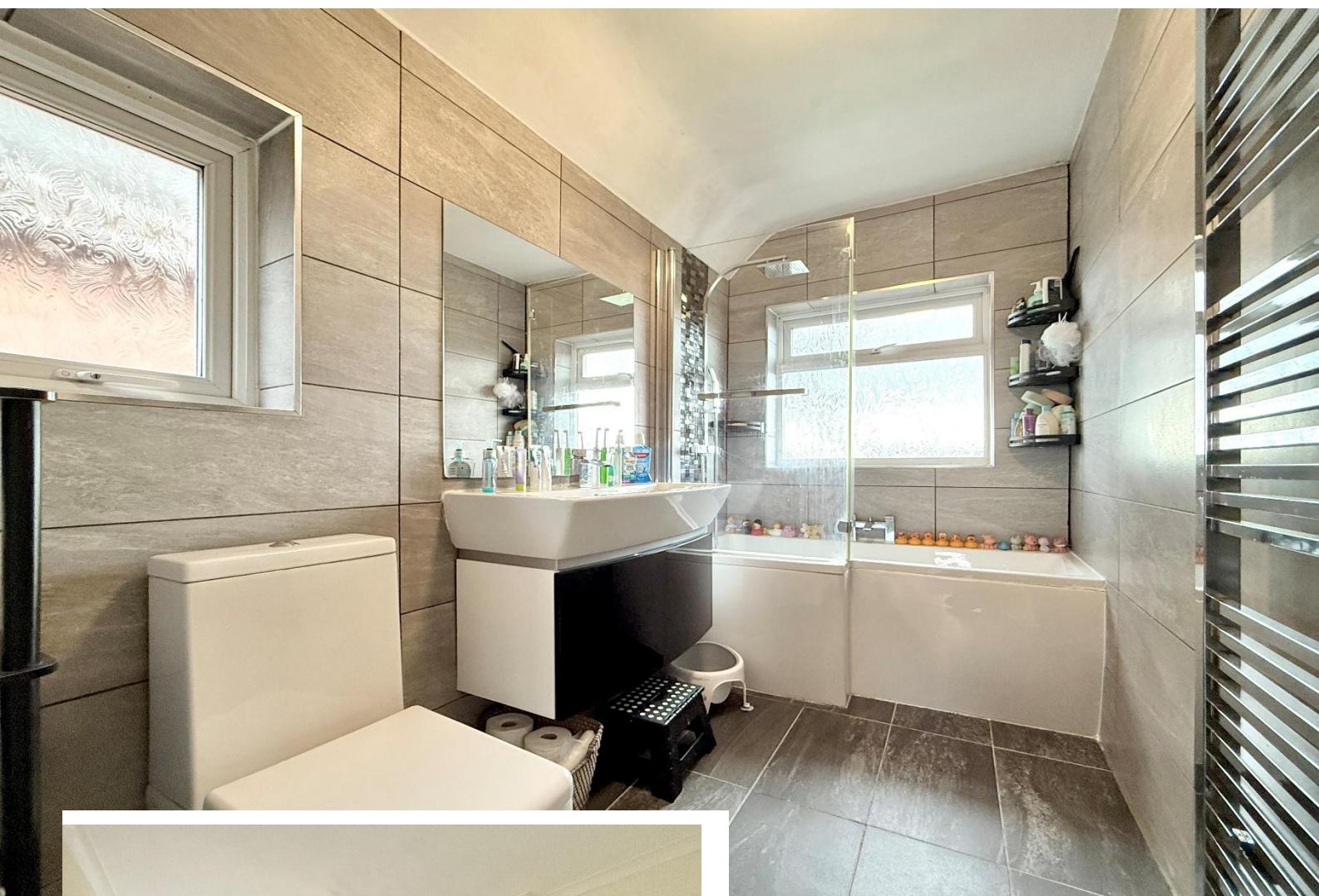
## Property Description

A well presented semi-detached family home situated in a most convenient location. The property benefits from the added bonus of a rear garage and driveway parking space and offers accommodation comprising a lounge opening into dining room, fitted kitchen, covered side passage/utility room, three bedrooms, re-fitted family bathroom and a South/Westerly facing rear garden leading to rear garage and parking space

### 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 vendor  
Current council tax band – C



## Rooms & Measurements



Entrance Hallway

Lounge to Front - 4.01m x 3m (13'2" x 9'10")

Dining Room to Rear - 4.78m x 3.07m (15'8" x 10'1")

Fitted Kitchen to Rear - 3.99m x 1.63m (13'1" x 5'4")

Covered Side Passage/Utility - 5.82m x 0.84m (19'1" x 2'9")

Bedroom One to Rear - 4.04m x 3.05m (13'3" x 10'0")

Bedroom Two to Front - 4.32m x 2.59m (14'2" x 8'6")

Enlarged Bedroom Three to Front - 2.39m x 2.11m (7'10" x 6'11")

Re-Fitted Family Bathroom - 3.05m x 1.6m (10'0" x 5'3")

Rear Garage





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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.