

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Old Farm Road, Birmingham, B33 9HJ

£325,000



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- Traditional Extended Semi Detached Family Home
- Three Bedrooms
- Porch & Hallway
- Through Lounge
- Kitchen & Utility
- Study / Reception Room (currently being used as a bedroom)
- First Floor Family Bathroom
- Driveway & Rear Garden
- Potential to Extend Further (Subject to Planning)
- Close to Local Schools, Shops & Transport Links

EPC Rating

Current:

Potential:

Council tax band

Band = C

**** BEAUTIFULLY PRESENTED
EXTENDED SEMI DETACHED HOME **
THREE BEDROOMS ** DRIVEWAY **
INTERNAL VIEWING ESSENTIAL **
POTENTIAL TO EXTEND FURTHER
(subject to planning)**

**A LOVELY FAMILY PROPERTY
SITUATED IN A POPULAR LOCATION!!**

This WELL PRESENTED SEMI DETACHED HOME is approached via a DRIVEWAY and leading to entrance door with accommodation comprising of, PORCH, entrance hallway, THROUGH LOUNGE, STUDY /RECEPTION ROOM (currently being used as a bedroom) KITCHEN with oven hob & extractor, UTILITY ROOM & GOOD SIZE REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS, FAMILY BATHROOM & LOFT ACCESS WITH PULL DOWN LADDER.

The property benefits from central heating and double glazing both where specified.

SITUATED ON THE POPULAR OLD FARM ROAD, STECHFORD THIS IS A MUST SEE PROPERTY CALL NOW TO

AVOID DISAPPOINTMENT

Close to local schools, shops & transport links.

*** CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING ***

Energy Performance Rating awaiting

Additional information

Mobile Coverage

EE - 88%

3 - 85%

VODAFONE - 81%

O2 -82%

Standard 13 Mbps 1 Mbps Good

Superfast 52 Mbps 13 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales



167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com