



smarthomes

Firth Drive

Yardley Wood, Birmingham

- A Well Presented Semi-Detached Property
- Three Bedrooms
- Lounge & Dining Room
- Good Size Breakfast Kitchen
- Delightful West Facing Rear Garden
- Family Shower Room

£290,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A semi-detached family home situated in a cul-de-sac location offering accommodation comprising two reception rooms, breakfast kitchen, three bedrooms, family shower room, delightful West facing rear garden and side garage with off road parking



Rooms & Measurements

Lounge to Front 3.7m x 3.7m (12'1" x 12'1")

Dining Room to Rear 3.1m x 2.6m (10'2" x 8'6")

Breakfast Kitchen to Rear 3.6m x 2.9m (11'9" x 9'6")

Rear Lobby 1.8m x 1.3m (5'10" x 4'3")

Bedroom One to Front 3.8m x 3.1m (12'5" x 10'2")

Bedroom Two to Rear 3.6m x 2.4m (11'9" x 7'10")

Bedroom Three to Front 2.9m x 2.1m (9'6" x 6'10")

Family Shower Room to Rear 2.9m x 1.8m (9'6" x 5'10")

Side Garage 3.9m x 3m (12'9" x 9'10")

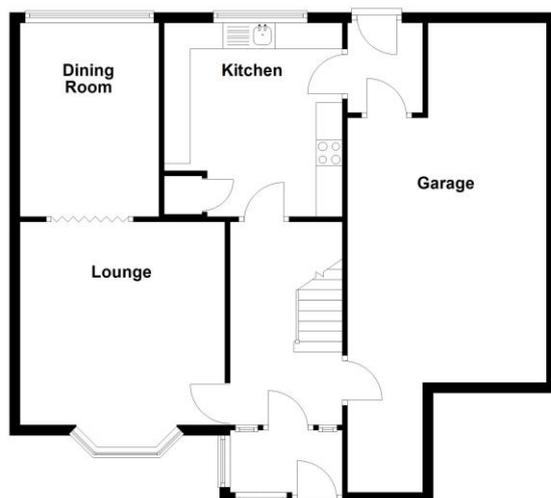
Tenure

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



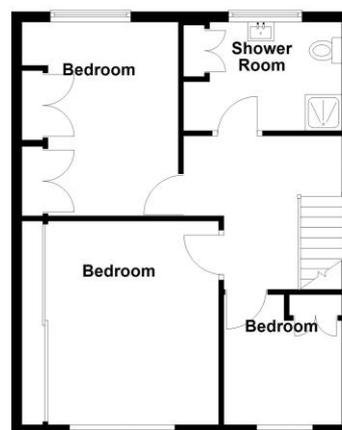
Ground Floor

Approx. 81.4 sq. metres (875.9 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



Total area: approx. 129.0 sq. metres (1388.5 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 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.