

smarthomes

Bryn Arden Road

South Yardley, Birmingham

- A Semi-Detached Family Property
- Three Good Size Bedrooms
- Extended Fitted Kitchen & Family Bathroom
- Two Reception Rooms
- Westerly Facing Rear Garden
- Large Rear Garage

£260,000

Current EPC Rating - D

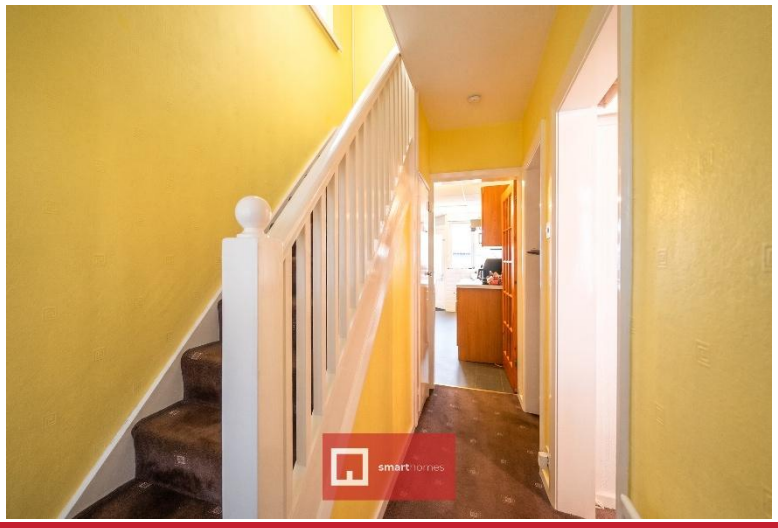
Current Council Tax Band - C











Property Description

A well maintained and extended semi-detached family home benefiting from no upward chain. Offering accommodation comprising two reception rooms, extended fitted kitchen, three good size bedrooms, family bathroom, driveway parking, Westerly facing rear garden and large rear garage

Agents Note – Digital Furnishing
This property has been partially digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.







Rooms & Measurements

Dining Room to Front 3.63m x 3.02m (11'11" x 9'11")

Lounge to Rear 3.76m x 3.05m (12'4" x 10'0")

Extended Fitted Kitchen to Rear 5.36m max x 2.44m max (17'7" max x 8'0" max)

Bedroom One to Front 3.84m x 2.97m (12'7" x 9'9")

Bedroom Two to Rear 3.86m x 3.05m max (12'8" x 10'0" max)

Bedroom Three to Rear 2.51m x 2.34m (8'3" x 7'8")

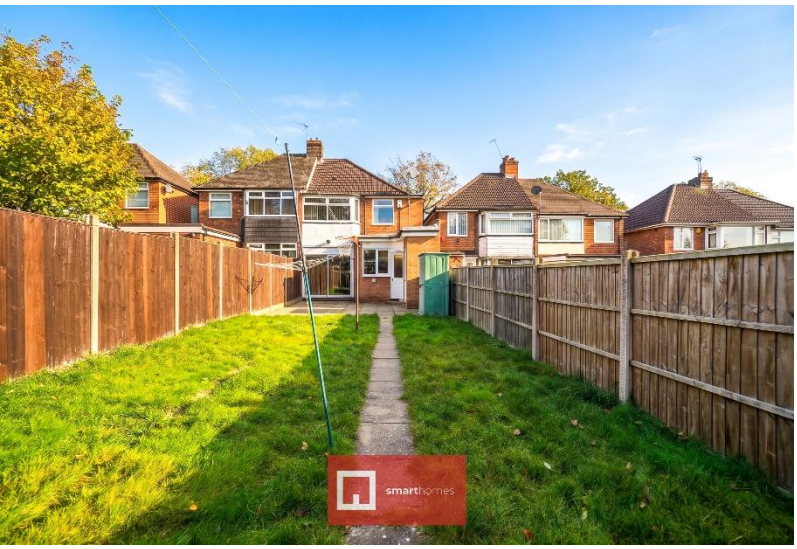
Family Bathroom to Front 1.88m x 1.6m (6'2" x 5'3")

Large Rear Garage

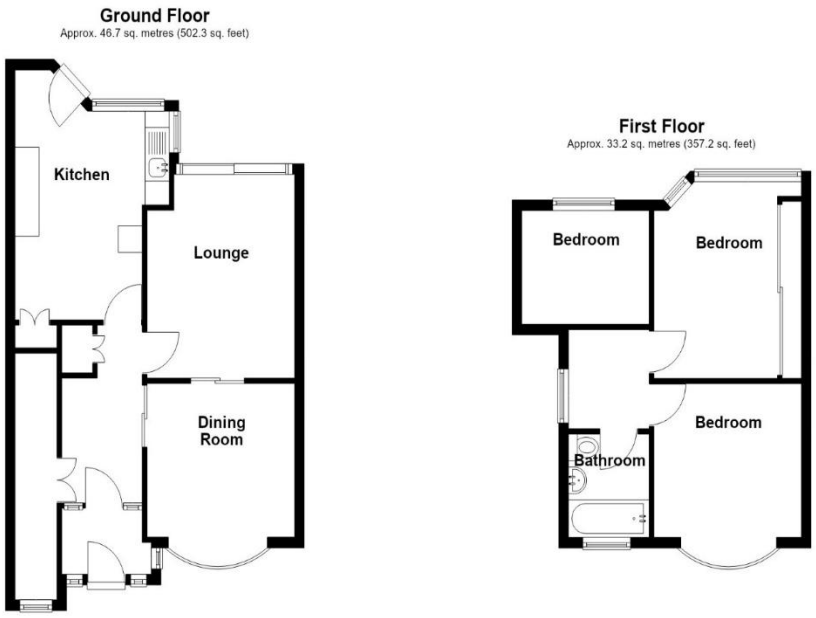
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C











Total area: approx. 79.8 sq. metres (859.5 sq. feet)

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Solihull
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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.