



smarthomes

## Saxondale Avenue

Yardley, Birmingham

- A Well Presented & Extended Detached Family Home
- Three Bedrooms
- Through Lounge Diner
- A Well Presented & Extended Detached Family Home

**£290,000**

Current EPC Rating 66 (D)  
Current Council Tax Band C





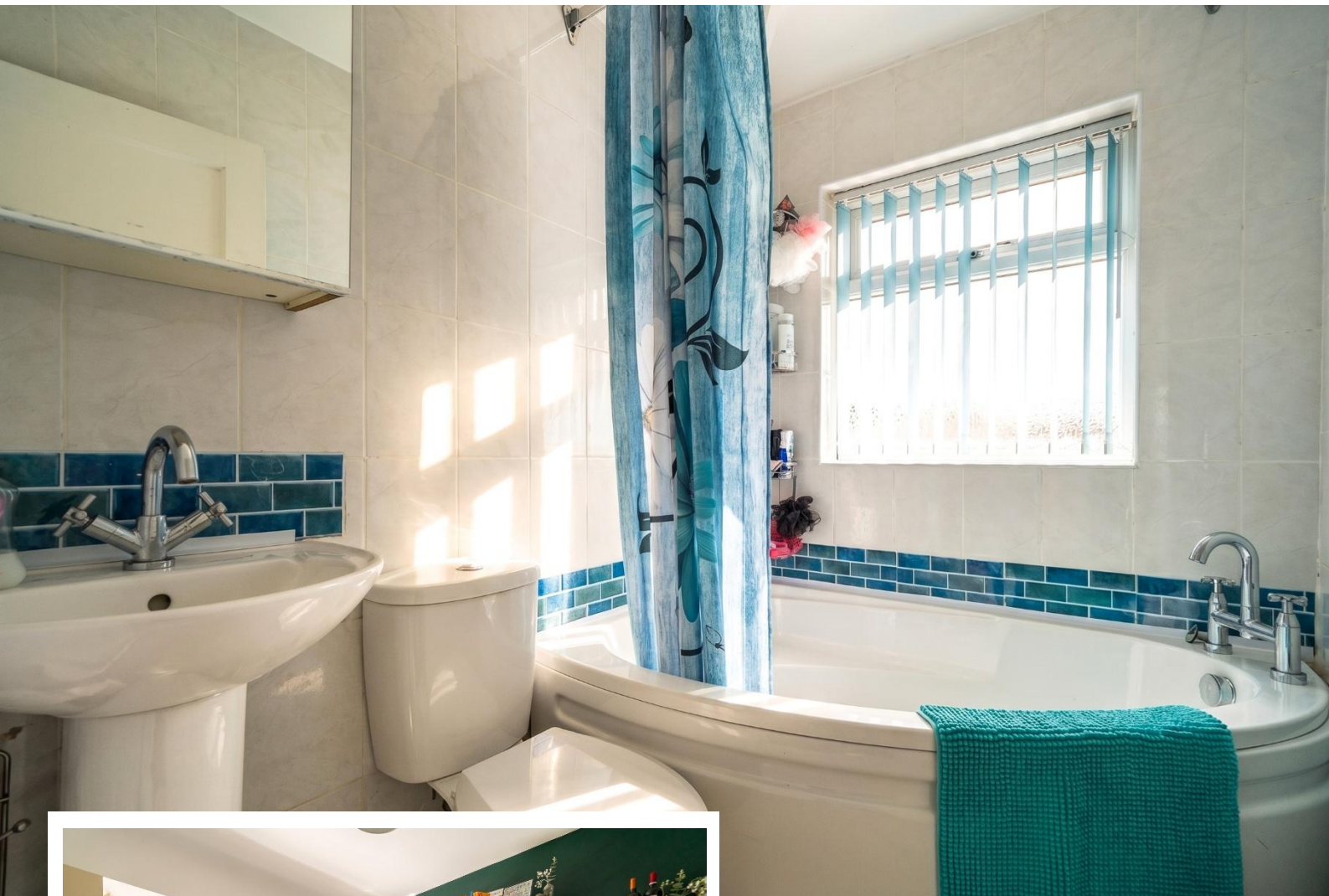
## Property Description

A well presented and extended detached family home offering three bedrooms, through lounge diner, extended breakfast kitchen, utility, guest WC, garage/store area, family bathroom, south-westerly facing rear garden, off-road parking, UPVC double glazed and gas central heating

### 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 Hall

Guest WC

Through Lounge Diner - 7.7m (into bay) x 2.9m (25'3" x 9'6")

Extended Breakfast Kitchen to Rear - 4.4m x 3.5m (14'5" x 11'5")

Utility Area - 2m x 1.7m (6'6" x 5'6")

Bedroom One to Front - 3.6m (into bay) x 2.9m (11'9" x 9'6")

Bedroom Two to Rear - 3m x 3.9m (into bay) (9'10" x 12'9")

Bedroom Three to Front - 1.9m x 1.5m (6'2" x 4'11")

Family Bathroom to Rear - 2m x 1.5m (6'6" x 4'11")

Garage/Store - 2m x 2.2m (6'6" x 7'2")



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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 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.