smarthomes

Farnol Road

Yardley, Birmingham

- An Extended Three Bedroom Semi Detached Property
- Extended Kitchen
- Lounge & Dining Room
- Cul-De-Sac Location
- Pleasant South Facing Rear Garden
- No Upward Chain

Offers Over £330,000

Current EPC Rating - TBC

Current Council Tax Band - C

Property Description

An extended three-bedroom semi-detached property, perfectly positioned in a quiet cul-de-sac and offered for sale with no upward chain. The accommodation briefly affords lounge, dining room, extended kitchen, family bathroom, pleasant south-facing rear garden and off-road parking

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

Rooms & Measurements

Entrance Hall

Lounge to Front - 4.5m x 3.2m (14'9" x 10’5”)

Lounge / Diner - 5.3m x 3.8m (17'4" x 12'5")

Extended Kitchen to Rear - 4.7m x 3.6m (15'5" x 11'9")

Bedroom One to Rear - 4.4m (into bay) x 3.3m (14'5" x 10'9")

Bedroom Two to Front - 4.4m (into bay) x 2.7m (to wardrobes) (14'5" x 8'10")

Bedroom Three to Front - 2.3m x 2m (7'6" x 6'6")

Family Bathroom to Rear - 2.6m x 1.9m (8'6" x 6'2")

Storage Area 1 - 3.4m x 3.2m (11'1" x 10'5")

Storage Area 2 - 3.5m x 1.9m (11'5" x 6'2")

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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.