

for sale

£370,000 Freehold



Yarningale Road Birmingham B14 6NB

Situated in a popular and well-established residential location, this attractive home on Yarningale Road offers spacious and versatile accommodation, ideal for families, first-time buyers, and investors alike. Conveniently positioned close to local amenities, reputable schools and transport links!

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- Energy Rating: E
- Popular residential location
- Spacious lounge/reception room
- Fitted kitchen with storage and workspace
- Well-proportioned bedrooms



Property Details

Porch

Entrance Hall

- Storage
- Stairs
- Radiator

Lounge 12' 4" x 9' 10" (3.76m x 3.00m)

- Double Glazed Window to front
- Radiator
- Laminate Floor

Kitchen 17' 6" x 12' (5.33m x 3.66m)

- Double Glazed Window and Door to rear
- Radiator
- Fitted Wall & Base Units
- Worktop
- Sink
- Electric Hon & Oven
- Laminate Floor

Utility Room

- Double Glazed Window and Door to rear
- Radiator
- Sink
- Plumbing Connections
- Boiler

Shower Room Gf

- Shower
- Toilet

Landing

- Double Glazed Window to Side
- Loft Hatch

Bedroom One 12' 3" x 10' (3.73m x 3.05m)

- Double Glazed Window to rear
- Radiator

Bedroom Two 12' 6" x 10' (3.81m x 3.05m)

- Double Glazed Window to front
- Radiator

Bedroom Three 10' 5" x 6' 11" (3.17m x 2.11m)

- Double Glazed Window to rear
- Radiator

Bathroom

- Double Glazed Window to front
- Radiator
- Bath with Shower
- Toilet
- Sink
- Extractor Fan
- Tiled Walls

Rear Garden

- Slabbed Patio area
- Lawn
- Water tap
- Fencing to boundary's

Garage 14' 7" x 6' (4.45m x 1.83m)





Total floor area 99.7 m² (1,073 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0121 443 3357
E kingsheath@connells.co.uk

93 High Street Kings Heath
 BIRMINGHAM B14 7BW

Property Ref: KTH311116 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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