

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Old Farm Road, Birmingham, B33 9HJ

£325,000



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Old Farm Road, Birmingham, B33
9HJ

- Traditional Extended Semi Detached Family Home
- Three Bedrooms
- Porch & Hallway
- Through Lounge
- Kitchen & Utility
- Study / Reception Room (currently being used as a bedroom)
- First Floor Family Bathroom
- Driveway & Rear Garden
- Potential to Extend Further (Subject to Planning)
- Close to Local Schools, Shops & Transport Links

EPC Rating

Current:

Potential:

Council tax band

Band = C

**** BEAUTIFULLY PRESENTED
EXTENDED SEMI DETACHED HOME **
THREE BEDROOMS ** DRIVEWAY **
INTERNAL VIEWING ESSENTIAL **
POTENTIAL TO EXTEND FURTHER
(subject to planning)**

**A LOVELY FAMILY PROPERTY
SITUATED IN A POPULAR LOCATION!!**

This WELL PRESENTED SEMI
DETACHED HOME is approached via a
DRIVEWAY and leading to entrance
door with accommodation comprising
of, PORCH, entrance hallway,
THROUGH LOUNGE, STUDY
/RECEPTION ROOM (currently being
used as a bedroom) KITCHEN with
oven hob & extractor, UTILITY ROOM &
GOOD SIZE REAR GARDEN to the
ground floor. To the first floor there are
THREE BEDROOMS, FAMILY
BATHROOM & LOFT ACCESS WITH
PULL DOWN LADDER.

The property benefits from central
heating and double glazing both
where specified.

SITUATED ON THE POPULAR OLD
FARM ROAD, STECHFORD THIS IS A
MUST SEE PROPERTY CALL NOW TO

AVOID DISAPPOINTMENT

Close to local schools, shops &
transport links.

* CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING *

Energy Performance Rating awaiting

Additional information

Mobile Coverage

EE - 88%

3 - 85%

VODAFONE - 81%

O2 - 82%

Standard 13 Mbps 1 Mbps Good

Superfast 52 Mbps 13 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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