



smarthomes

Dunroft Road

Yardley, Birmingham

- A Well Maintained Three Bedroom Family Home
- Extended Fitted Kitchen & Family Bathroom
- Rear Garden & Rear Garage
- Spacious Lounge, Dining Room & Sun Lounge

Offers Over £230,000

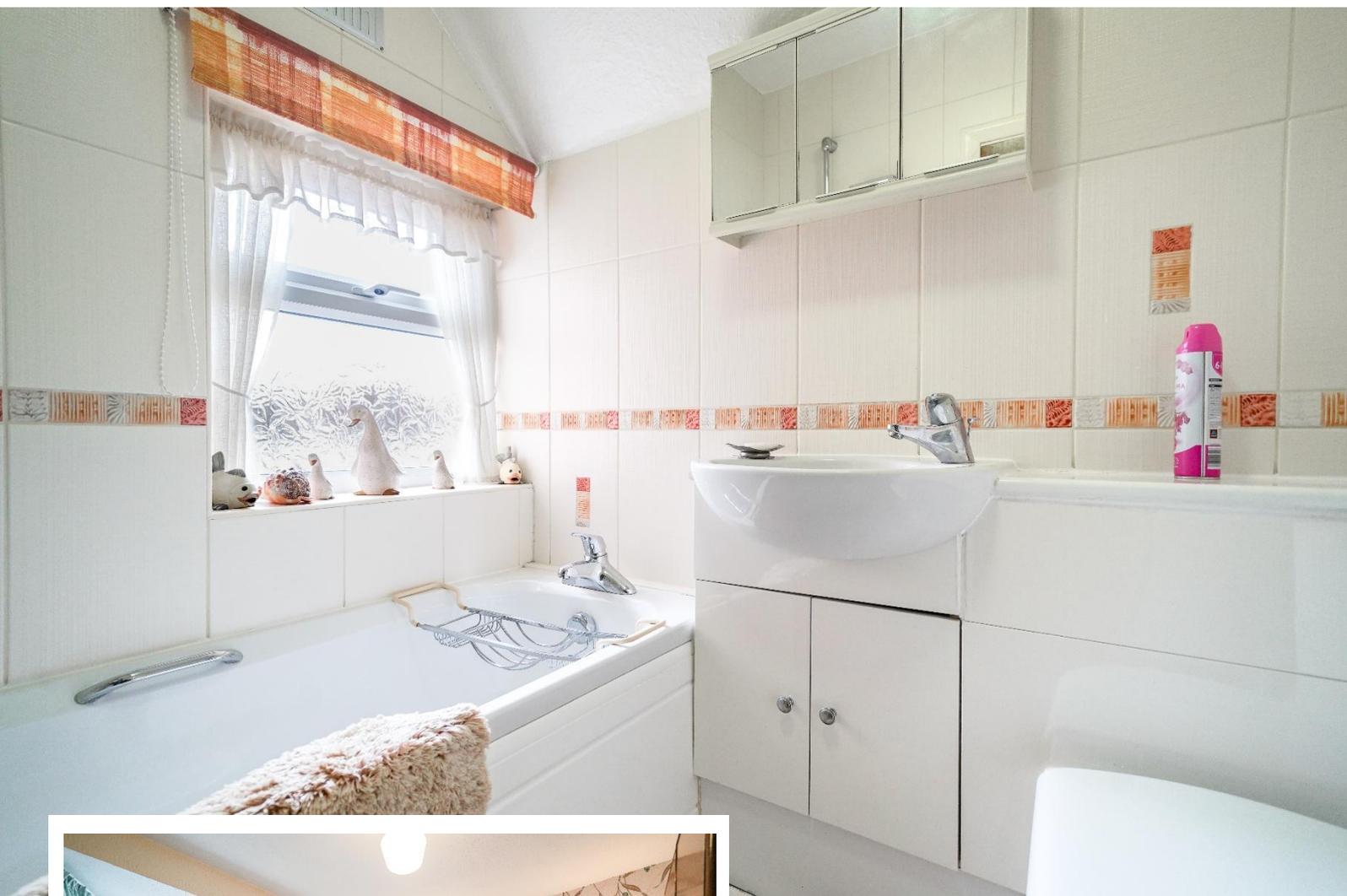
Current EPC Rating - 39
Current Council Tax Band - C





Property Description

A well maintained and extended semi-detached family home situated in a most popular location benefiting from no upward chain. Offering accommodation comprising two reception rooms, sun room, extended kitchen, three bedrooms, family bathroom, rear garden and rear garage



Rooms & Measurements

Dining Room to Front 3.9m x 3.7m (12'9" x 12'1")

Lounge to Rear 4.3m x 2.8m (14'1" x 9'2")

Sun Room 2.8m x 2.1m (9'2" x 6'10")

Extended Fitted Kitchen to Rear 3.7m x 1.7m (12'1" x 5'6")

Bedroom One to Front 3.9m x 3.7m (12'9" x 12'1")

Bedroom Three to Rear 2.7m x 2m (8'10" x 6'6")

Bedroom Two to Rear 2.7m x 2.6m (8'10" x 8'6")

Family Bathroom to Front 1.7m x 1.7m (5'6" x 5'6")

Rear Garage 4.8m x 2.7m (15'8" x 8'10")

Tenure

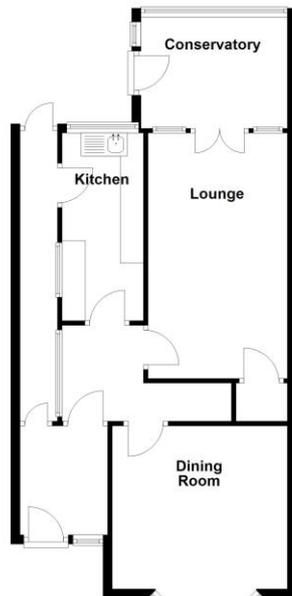
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor

Approx. 63.2 sq. metres (679.9 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 99.3 sq. metres (1068.6 sq. feet)

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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.