

smarthomes

Berkeley Road East

Yardley, Birmingham

- A Substantially Extended Three Bedroom Family Home
- Extended Re-Fitted Family Kitchen & Ground Floor Shower Room
- Southerly Facing Rear Garden
- Detached Brick Built Home Office/Gym with Bathroom

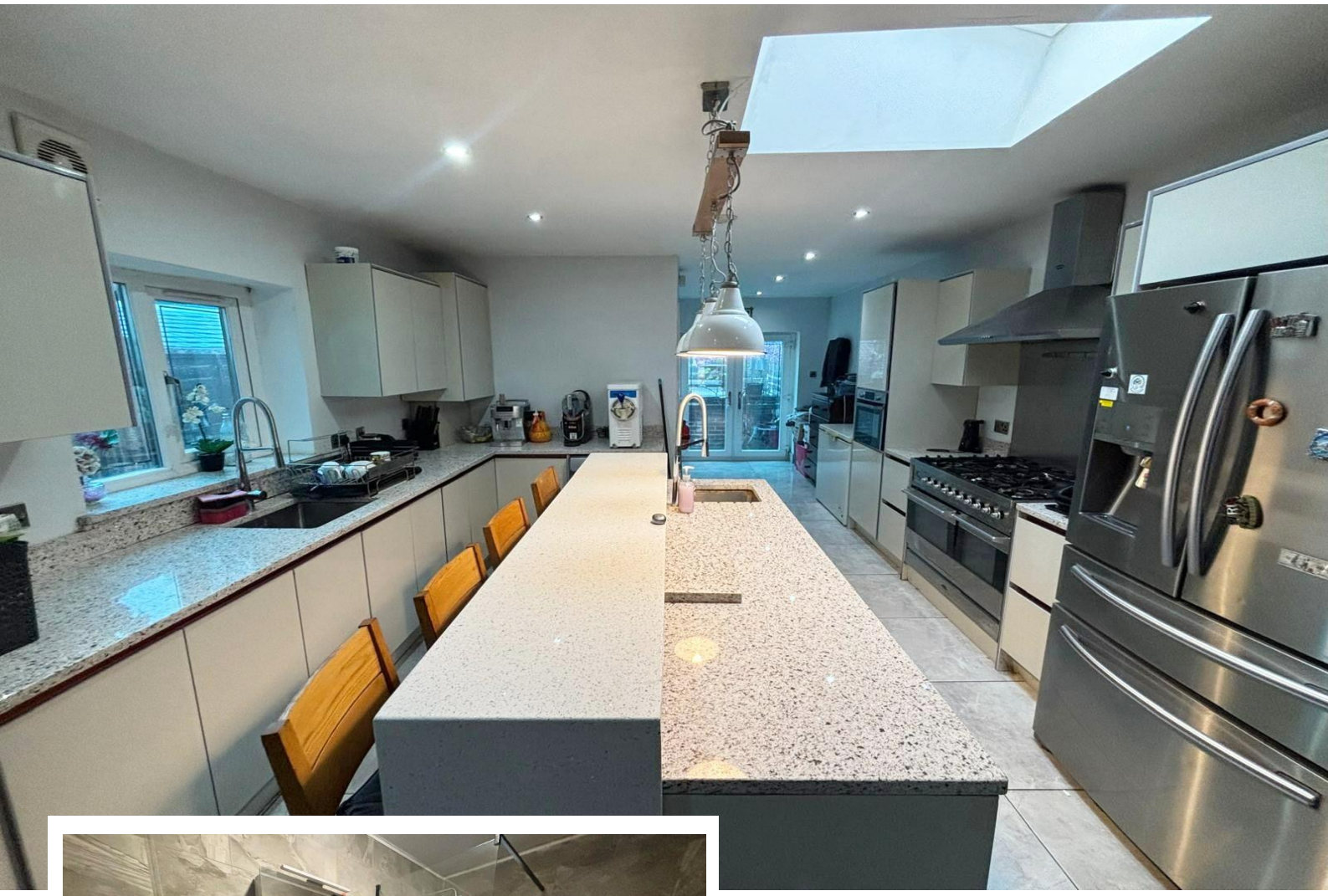
OIRO £285,000

Current EPC Rating - C

Current Council Tax Band - A





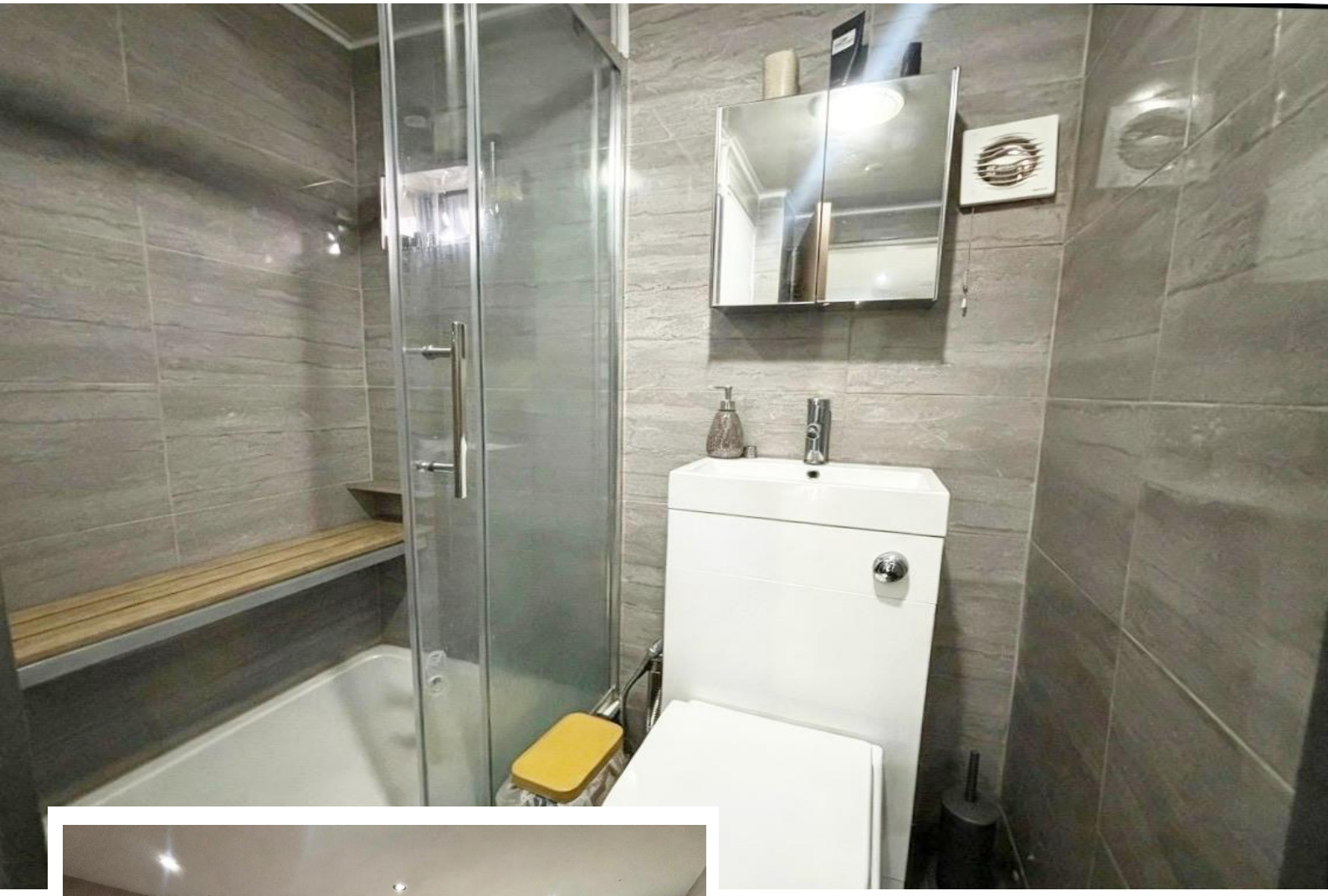




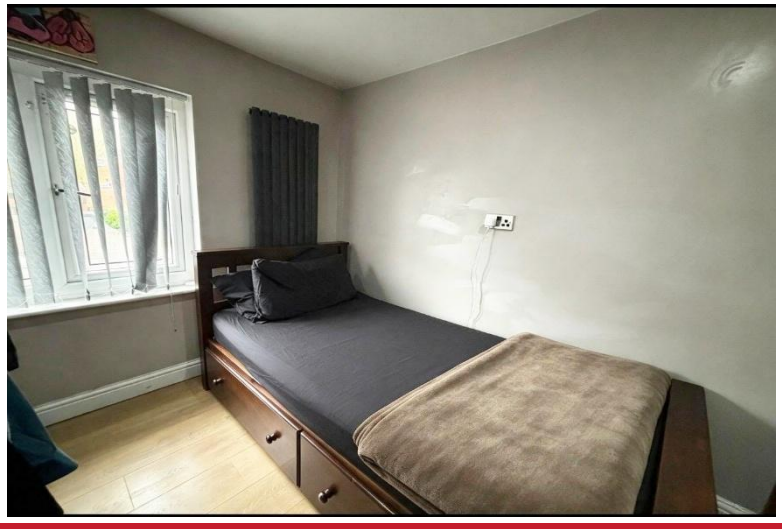


Property Description

A substantially extended mid-terrace family home situated in a most popular location. Offering accommodation comprising a substantially extended kitchen/family room, further reception room, three bedrooms, two shower rooms, versatile useable loft space and a Southerly facing rear garden with a detached brick built home office/gym with bathroom







Rooms & Measurements

Reception Room to Front 4.62m x 2.64m (15'2" x 8'8")

Substantially Extended Kitchen/Family Room to Rear

Ground Floor Shower Room 2.69m x 1.7m (8'10" x 5'7")

Bedroom One to Front 3.07m x 2.72m (10'1" x 8'11")

Bedroom Two to Rear 4.09m max x 2.82m (13'5" max x 9'3")

Bedroom Three to Rear 2.31m x 2.21m (7'7" x 7'3")

Re-Fitted First Floor Shower Room

Versatile Useable Loft Space 5.26m x 3.3m (17'3" x 10'10")

Detached Brick Built Home Office/Gym

Bathroom

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 – A











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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.