

smarthomes

Gotham Road

South Yardley, Birmingham

- A Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
  Fitted Kitchen
- Modern Family Bathroom
- South/Westerly Facing Rear Garden
- NO UPWARD CHAIN

Offers Over £260,000

Current EPC Rating – D

Current Council Tax Band - C





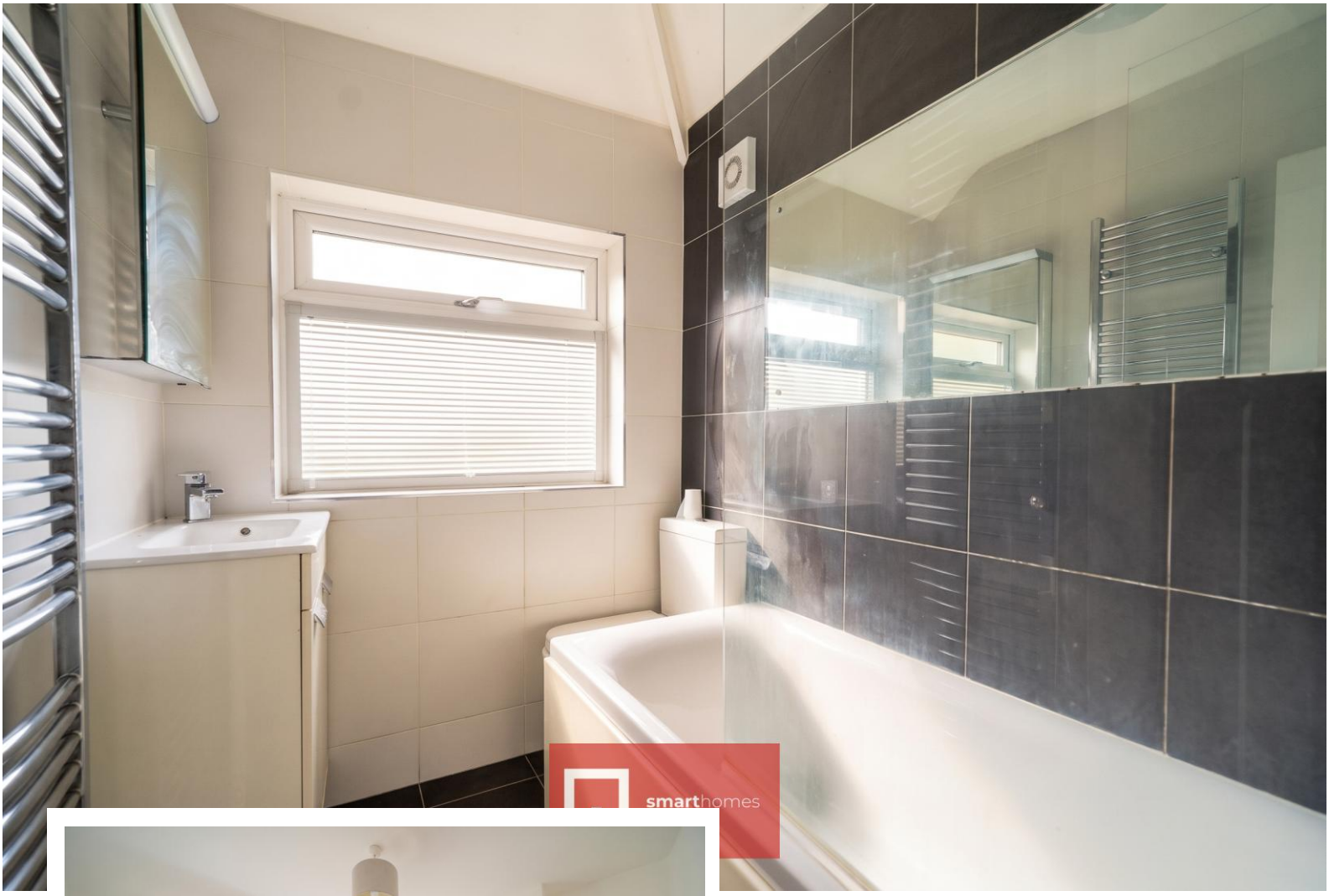






Property Description

A well presented semi-detached family home benefiting from no upward chain and offering accommodation comprising two reception rooms, fitted kitchen, three bedrooms, modern family bathroom, driveway parking and a South/Westerly facing rear garden







Rooms & Measurements

Reception Room One to Front 3.63m x 2.95m plus hallway (11'11" x 9'8" plus hallway)

Fitted Kitchen to Rear 3.45m x 1.6m (11'4" x 5'3")

Reception Room Two to Rear 3.94m x 2.95m (12'11" x 9'8")

Bedroom One to Front 3.71m x 3.02m (12'2" x 9'11")

Bedroom Two to Rear 3.71m x 3.02m (12'2" x 9'11")

Bedroom Three to Front 1.88m x 1.6m (6'2" x 5'3")

Modern Family Bathroom to Rear

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 – C







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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.