



smarthomes

The Haven

Yardley Wood, Birmingham

- A Very Well Presented End-Terrace Family Home
- Three Bedrooms
- Spacious Lounge
- Modern Re-Fitted Kitchen/Diner

£245,000

Current EPC Rating - D
Current Council Tax Band - A





Property Description

An extremely well presented end-of-terrace property situated in a cul-de-sac location and briefly comprising three good size bedrooms, lounge, fitted kitchen/diner, family bathroom, well presented rear garden, off-road parking and a recent replacement gas central heating boiler



Rooms & Measurements

Lounge to Front 5m (into bay) x 4.1m (16'4" x 13'5")

Kitchen Diner to Rear 5.1m x 2.8m (16'8" x 9'2")

Bedroom One to Rear 3.9m x 2.8m (12'9" x 9'2")

Bedroom Two to Front 3.2m x 3m (10'5" x 9'10")

Bedroom Three to Rear 2.9m x 2.2m (9'6" x 7'2")

Family Bathroom 2m x 1.9m (6'6" x 6'2")

Agents Note – Digital Enhancement

Certain photos have been digitally enhanced with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

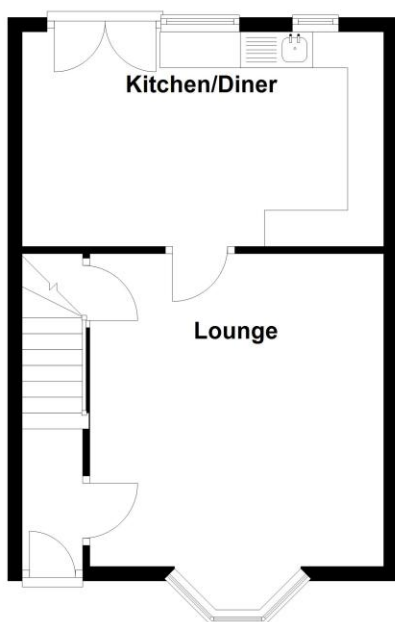
Tenure

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 – A



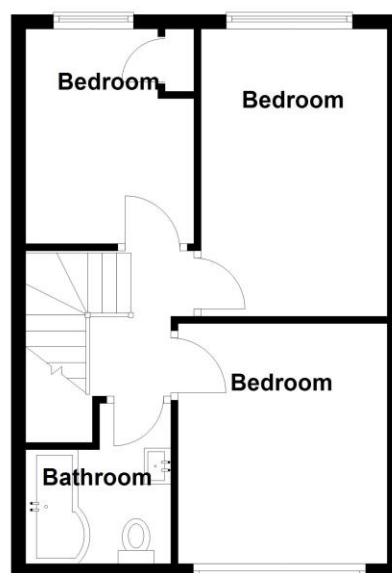
Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.9 sq. feet)



Total area: approx. 74.5 sq. metres (802.1 sq. feet)

316 Stratford Road
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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.