



smarthomes

School Road

Yardley Wood, Birmingham

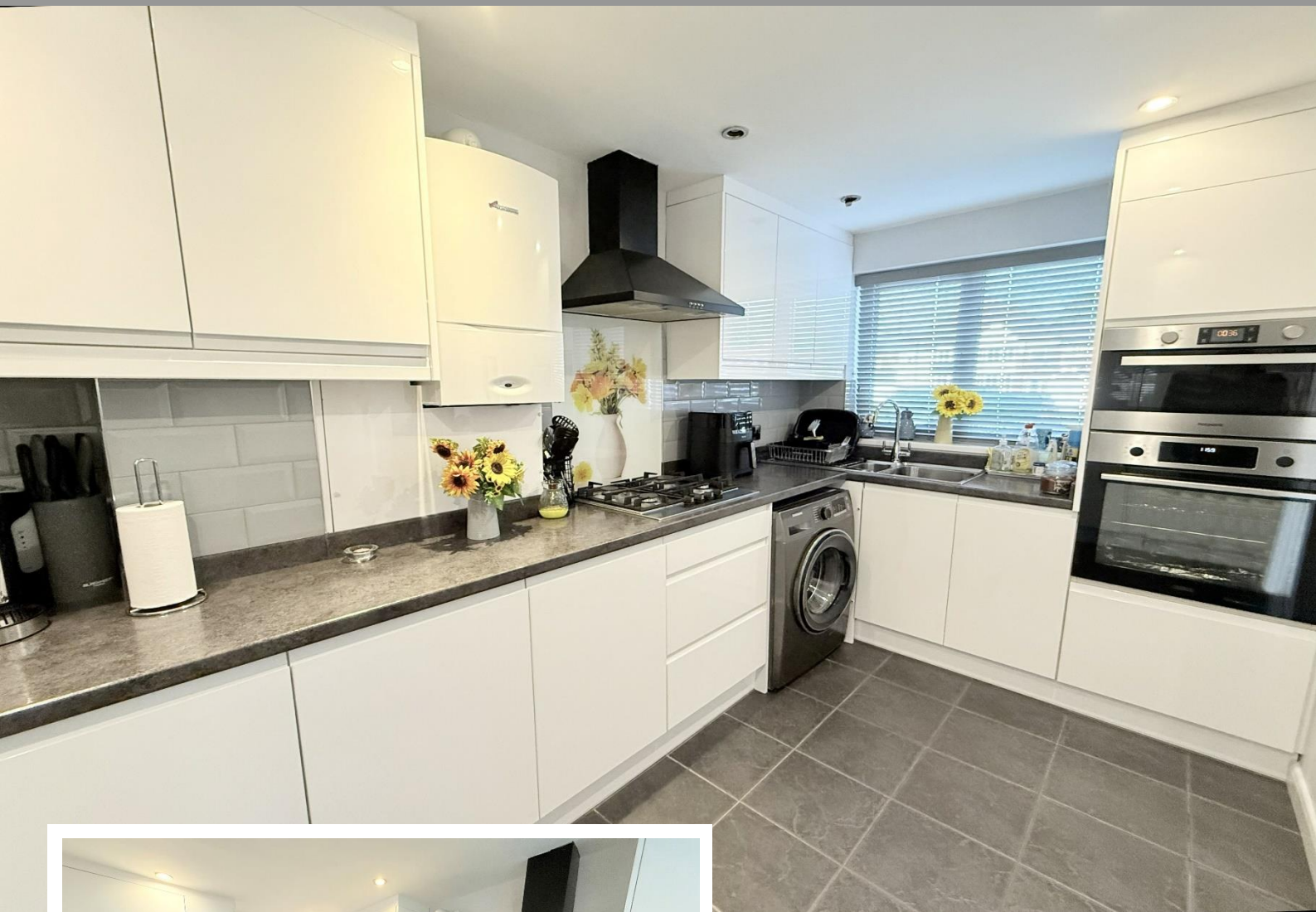
- A Well Presented Two Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- Low Maintenance South Facing Rear Garden
- Garage & Driveway Parking

Offers in Region of £240,000

Current EPC Rating - D

Current Council Tax Band - B





Property Description

A well presented semi-detached property situated in a most convenient location offering accommodation comprising an extended lounge/diner, re-fitted kitchen, two double bedrooms, family bathroom, low maintenance South facing rear garden, garage and driveway parking



Rooms & Measurements

Re-Fitted Kitchen to Front 3.81m x 1.96m (12'6" x 6'5")

Extended Lounge/Diner to Rear 6.53m x 3.78m (21'5" x 12'5")

Bedroom One to Rear 3.18m x 2.92m (10'5" x 9'7")

Bedroom Two to Front 3.81m max x 2.67m (12'6" max x 8'9")

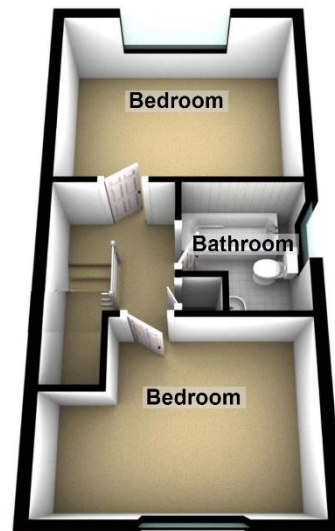
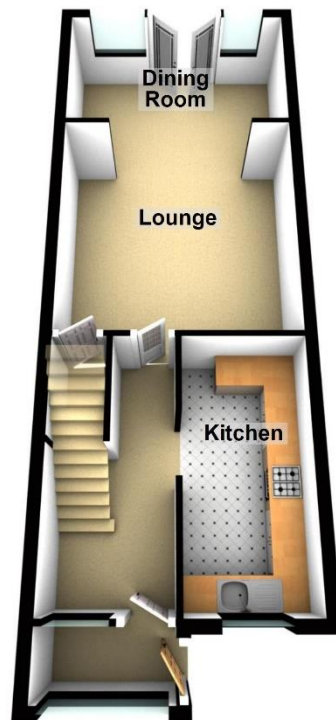
Family Bathroom to Side 2.01m max x 1.98m max (6'7" max x 6'6" max)

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 – B



316 Stratford Road
 Shirley
 Solihull
 B90 3DN

www.smart-homes.co.uk
 0121 744 4144

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 and 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.