



smarthomes

Bryn Arden Road

South Yardley, Birmingham

- A Refurbished Semi Detached Property
- Three Bedrooms
- Re-Fitted Kitchen & Re-Fitted Bathroom
- Through Lounge/Diner
- South Easterly Facing Rear Garden
- No Upward Chain

Offers Over £260,000

Current EPC Rating - TBC

Current Council Tax Band - B





Property Description

A refurbished semi detached property with three bedrooms, re-fitted kitchen, re-fitted family bathroom, through lounge diner, good sized south easterly facing rear garden, off-road parking and no upward chain

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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 – B



Rooms & Measurements

Entrance Hall

Through Lounge Diner
2.9m x 7.44m (9'6" x 24'5")

Re-Fitted Kitchen to Rear
1.6m x 3.56m (5'3" (max) x 11'8") (max)

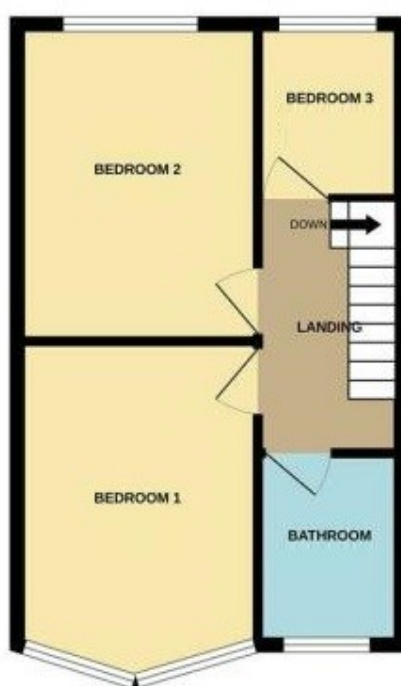
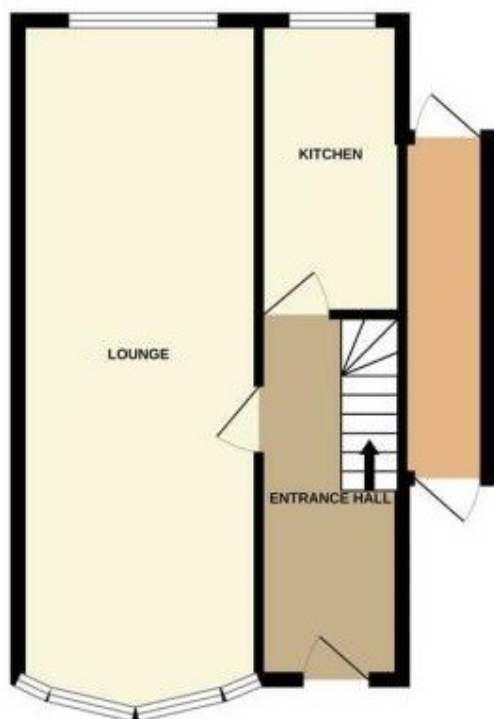
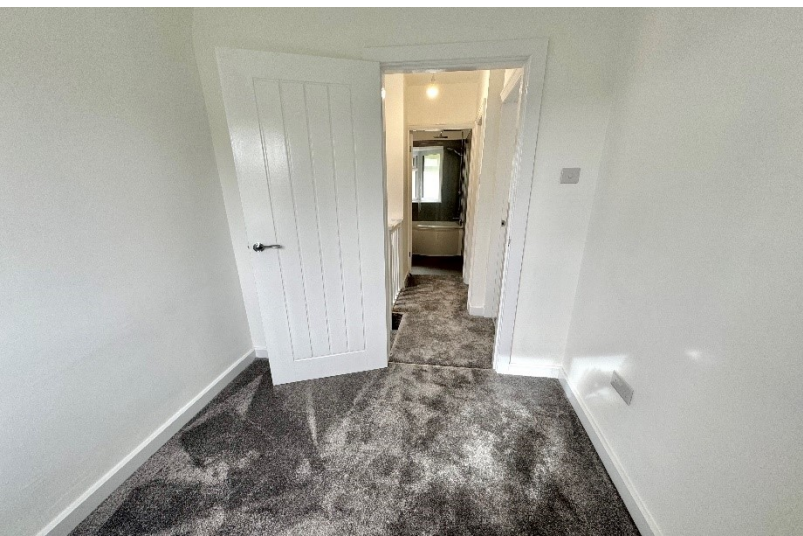
Bedroom One
3.76m x 2.87m (12'4" x 9'5")

Bedroom Two
2.49m x 3.71m (8'2" x 12'2")

Bedroom Three
2.01m x 2.13m (6'7" x 7'0")

Re-Fitted Family Bathroom
1.57m x 2.31m (5'2" x 7'7") (max)





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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.