



smarthomes

Bryn Arden Road

South Yardley, Birmingham, B26 1JY

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Extended & Re-Fitted Breakfast Kitchen
- South East Facing Rear Garden

£265,000

EPC Rating 65

Current Council Tax Band C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC obscure double glazed door to storage area and feature storm porch with UPVC double glazed front door leading through to

Entrance Hallway

With ceiling light point, two radiators, stairs leading to the first floor accommodation and doors leading off to



Through Lounge Diner

25' 2" x 9' 5" (7.67m x 2.87m) With contemporary radiator, double glazed bay window with American style shutters, two ceiling light points, gas fireplace with polished stone hearth and surround and double glazed sliding patio doors leading out to the rear garden



Extended & Re-Fitted Breakfast Kitchen to Rear

17' 2" x 8' 7" (5.23m x 2.62m) Being re-fitted with a range of wall, drawer and base units incorporating wine rack, with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, freestanding Flavel range style cooker with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge freezer, breakfast bar seating area, radiator, spot lights to ceiling, tiled flooring, door to storage area, door to under-stairs cupboard, double glazed window to rear and double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to



Bedroom One to Rear

11' 7" x 9' 6" (3.53m x 2.9m) With double glazed bay window to rear elevation, radiator and ceiling spot lights

Bedroom Two to Front

12' 8" x 9' 9" (3.86m x 2.97m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Three to Rear

5' 6" x 7' 0" (1.68m x 2.13m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Front

Being re-fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls and floor, feature obscure double glazed window to front, ladder style radiator and ceiling light point

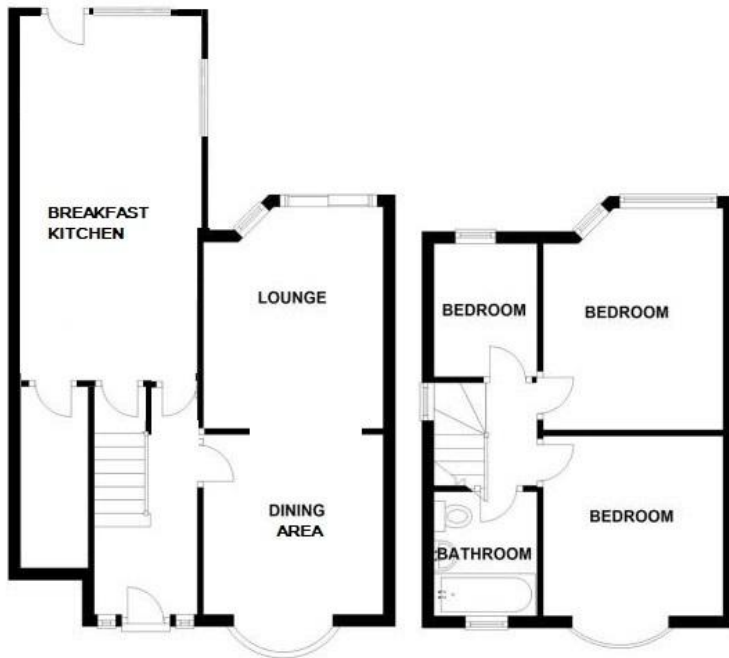


Good Size South East Facing Rear Garden

Being mainly laid to lawn with substantial paved patio and fencing to boundaries, timber potting shed and gated access to gated rear service road

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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