



smarthomes

## Riley Road

Yardley Wood, Birmingham

- A Beautifully Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- Westerly Facing Rear Garden
- Spacious Lounge

**£240,000**

Current EPC Rating - D  
Current Council Tax Band - B





## Property Description

A very well presented and refurbished end-terrace family home benefiting from a replacement roof covering and potential for extension subject to planning permission. Offering spacious accommodation comprising a spacious lounge, re-fitted kitchen, modern guest W.C, three bedrooms, re-fitted family bathroom, Westerly facing rear garden and driveway parking



## Rooms & Measurements

Spacious Lounge to Front 5.21m x 3.99m (17'1" x 13'1")

Re-Fitted Kitchen to Rear 3.91m x 2.74m (12'10" x 9'0")

Modern Guest W.C

Bedroom One to Front 3.73m x 3.1m (12'3" x 10'2")

Bedroom Two to Rear 3.2m x 2.62m (10'6" x 8'7")

Dual Aspect Bedroom Three 2.57m x 2.57m (8'5" x 8'5")

Re-Fitted Family Bathroom to Side

Tenure

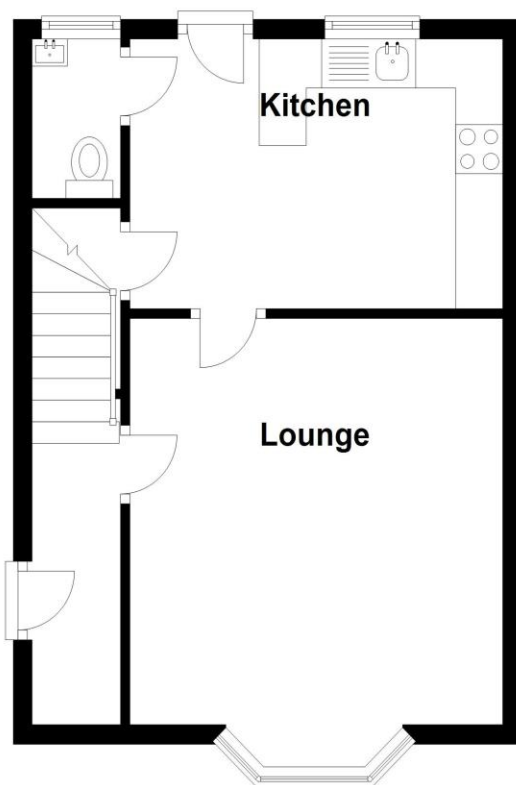
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

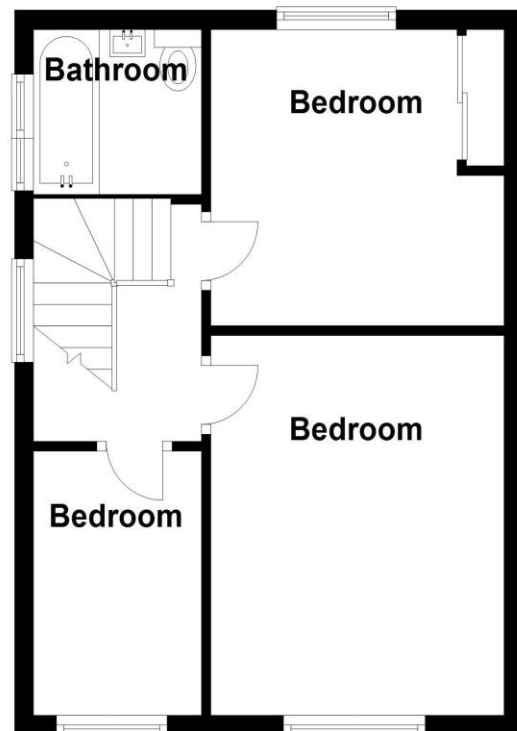
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### Ground Floor



### First Floor



Total area: approx. 70.2 sq. metres (755.4 sq. feet)

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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.