



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

**£270,000**

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)

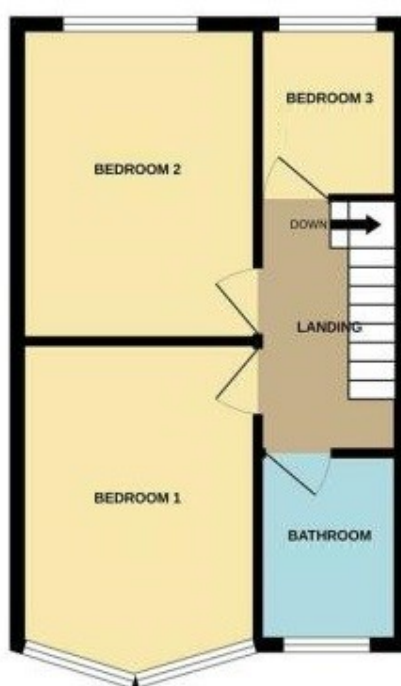
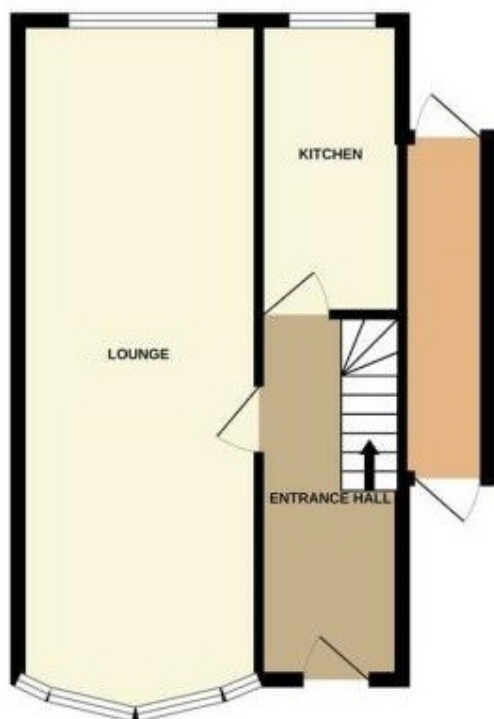
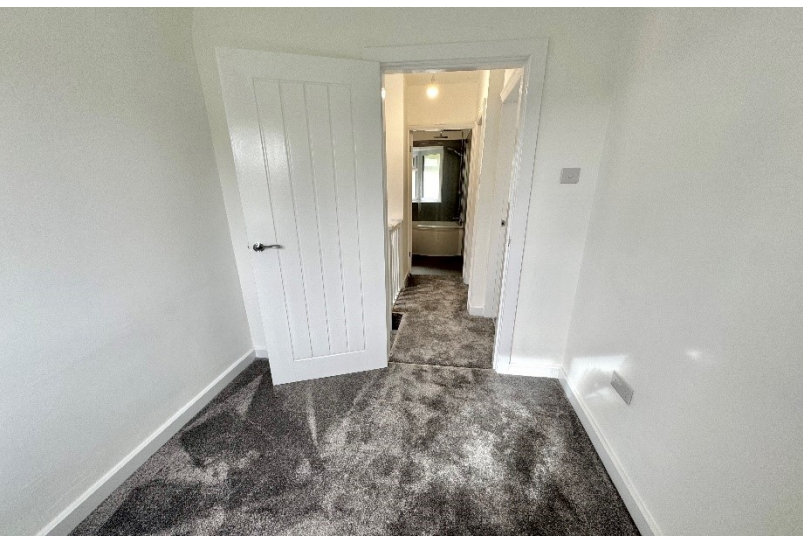
Bedroom One  
3.76m x 2.87m (12'4" x 9'5")

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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