



smarthomes

Prince of Wales Lane Yardley Wood, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Modern Kitchen & Family Bathroom
- West Facing Rear Garden
- Two Reception Rooms

£240,000

Current EPC Rating - TBC
Current Council Tax Band - B





Property Description

An extremely well presented and recently redecorated mid-terrace family home offering accommodation comprising two reception rooms, modern kitchen with breakfast area, three bedrooms, modern family bathroom, West facing rear garden and no upward chain



Rooms & Measurements

Reception Room One to Front 4.24m x 3.63m (13'11" x 11'11")

Reception Room Two to Rear 4.29m x 3.84m (14'1" x 12'7")

Modern Kitchen to Rear 4.85m x 2.77m (15'11" x 9'1")

Breakfast Area 2.24m x 2.21m (7'4" x 7'3")

Bedroom One to Front 4.04m x 2.84m (13'3" x 9'4")

Bedroom Two to Rear 3.94m x 2.84m (12'11" x 9'4")

Bedroom Three to Front 2.77m x 2.36m (9'1" x 7'9")

Modern Family Bathroom to Rear

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.

Current council tax band – B



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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.