



smarthomes

Bryn Arden Road

South Yardley, Birmingham

- A Beautifully Presented Semi-Detached Property
- Three Bedrooms
- Extended & Re-Fitted Kitchen & Re-Fitted Shower Room
- Through Lounge/Diner
- Southerly Facing Rear Garden
- Utility Room with Guest W.C

£295,000

Current EPC Rating - TBC
Current Council Tax Band - C





Property Description

A beautifully presented and extended semi-detached family home situated in a most convenient location and offering accommodation comprising a spacious lounge/diner, extended & re-fitted breakfast kitchen, utility room with guest W.C, three bedrooms, re-fitted family shower room, landscaped Southerly facing rear garden, rear garage and driveway parking



Rooms & Measurements

Spacious Lounge/Diner to Front 7.82m x 2.92m (25'8" x 9'7")

Extended & Re-Fitted Breakfast Kitchen to Rear 5.51m x 2.87m (18'1" x 9'5")

Utility Room/Guest W.C 1.7m x 1.57m (5'7" x 5'2")

Bedroom One to Front 3.99m x 3.12m (13'1" x 10'3")

Bedroom Two to Rear 3.81m x 2.92m (12'6" x 9'7")

Bedroom Three to Rear 2.13m x 1.68m (7'0" x 5'6")

Re-Fitted Family Shower Room to Front

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 – C



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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.