



## Steyning Road

South Yardley, Birmingham

- A Three Bedroom Semi-Detached Family Home
- Through Lounge/Diner
- Fitted Kitchen
- Modern Family Bathroom
- Southerly Facing Rear Garden
- NO UPWARD CHAIN

**OIRO £255,000**

Current EPC Rating – E

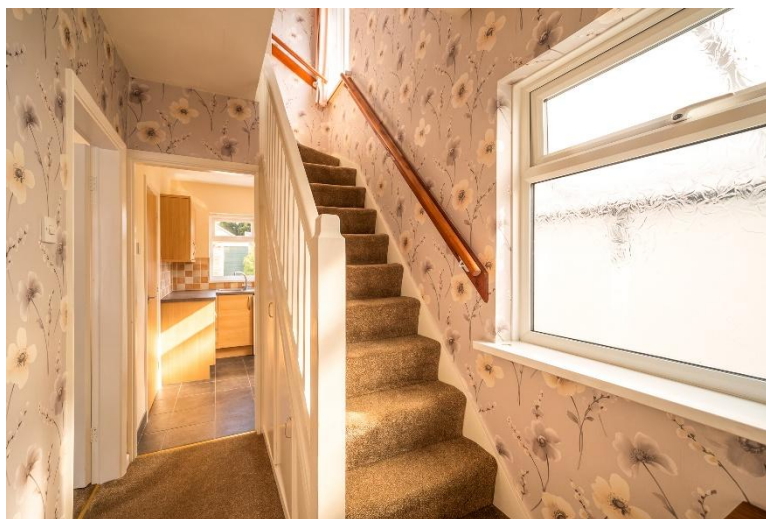
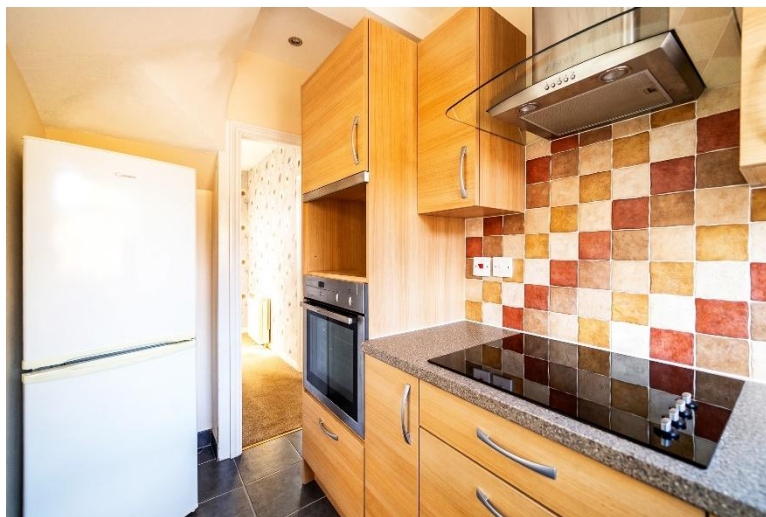
Current Council Tax Band – C







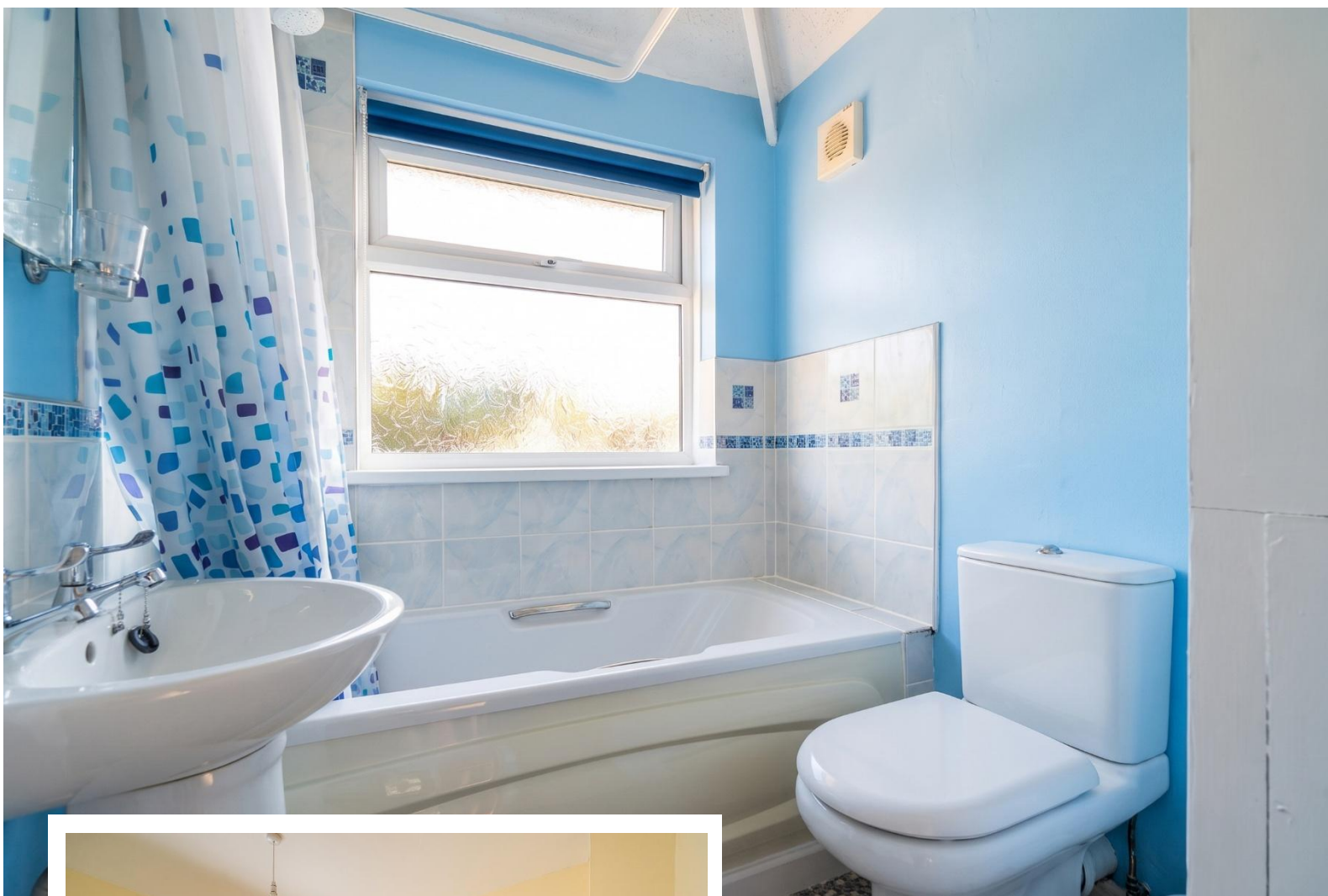
Enhanced by AI with **loop**



## Property Description

A well maintained semi-detached family home benefiting from no upward chain. Offering accommodation comprising a through lounge/diner, fitted kitchen, three bedrooms, family bathroom, Southerly facing rear garden, rear garage and driveway parking





## Rooms & Measurements

Spacious Through Lounge/Diner 6.9m x 2.9m (22'7" x 9'6")

Fitted Kitchen to Rear 2.6m x 1.4m (8'6" x 4'7")

Covered Side Passage 5.9m x 1.2m (19'4" x 3'11")

Bedroom One to Front 3.4m x 2.8m (11'1" x 9'2")

Bedroom Two to Rear 3.5m x 2.9m (11'5" x 9'6")

Bedroom Three to Front 1.7m x 1.6m (5'6" x 5'2")

Family Bathroom to Rear 1.7m x 1.4m (5'6" x 4'7")

Rear Garage 5m x 2.6m (16'4" x 8'6")

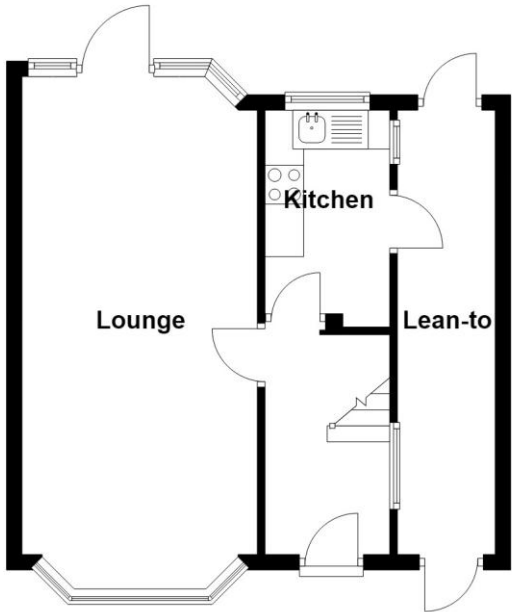
### Tenure

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



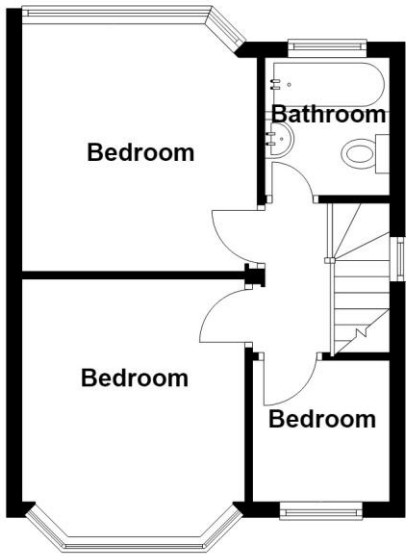
### Ground Floor

Approx. 395.1 sq. feet



### First Floor

Approx. 309.6 sq. feet



Total area: approx. 704.6 sq. feet

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.