



Regency Gardens

Yardley Wood, Birmingham

- A Three Bedroom Semi-Detached Family Home
- No Upward Chain
- Spacious Lounge & Dining Room
- South Facing Rear Garden

OIRO £260,000

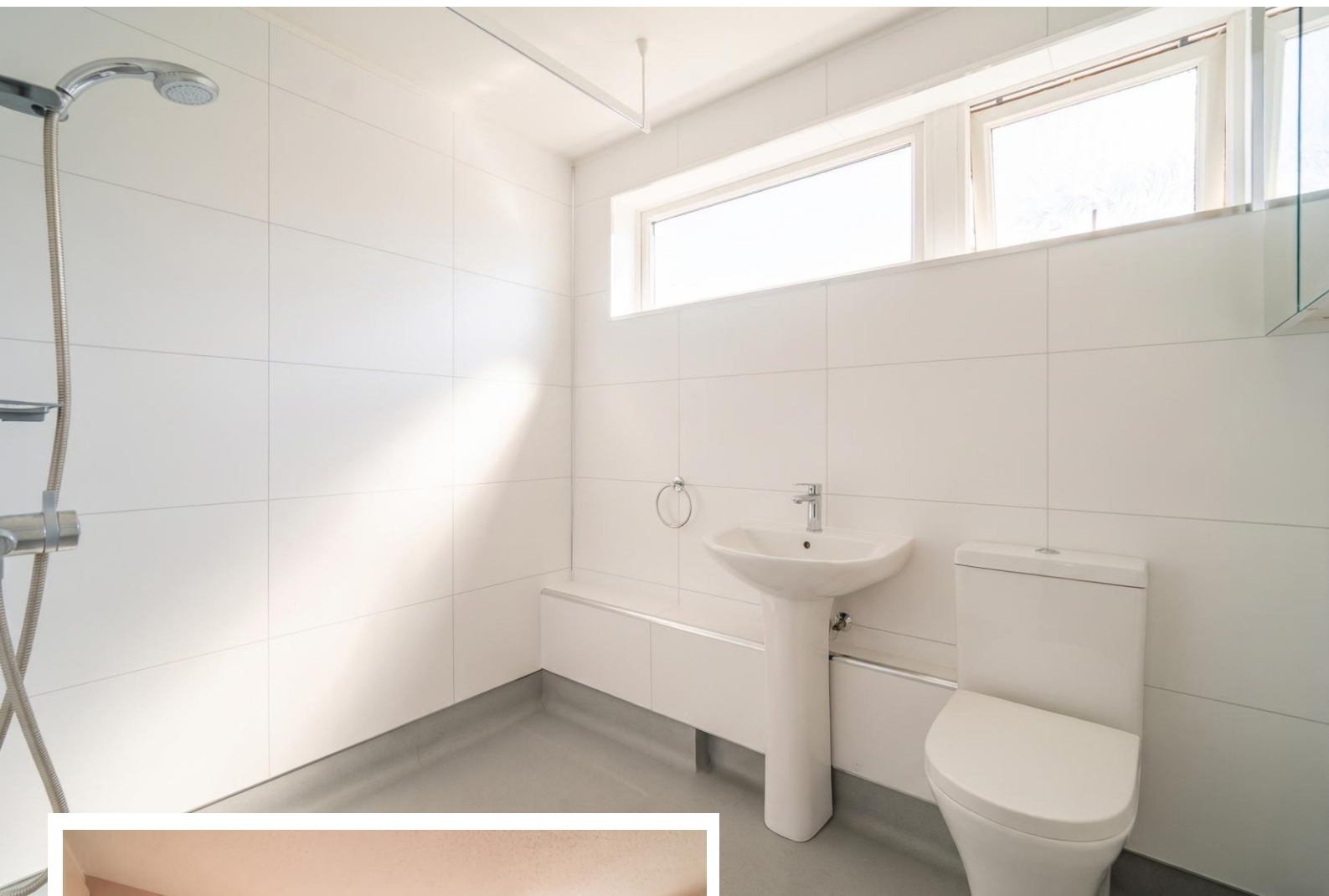
Current EPC Rating - D
Current Council Tax Band - C





Property Description

A semi-detached family home situated in a cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, dining room, fitted kitchen, three bedrooms, wet room, South facing rear garden, garage and driveway parking



Rooms & Measurements

Lounge to Front 4.1m x 3.2m (13'5" x 10'5")

Dining Room to Rear 3.3m x 2.9m (10'9" x 9'6")

Fitted Kitchen to Rear 3.3m x 2.2m (10'9" x 7'2")

Bedroom One to Front 3.9m x 2.9m (12'9" x 9'6")

Bedroom Two to Rear 2.8m x 2.7m (9'2" x 8'10")

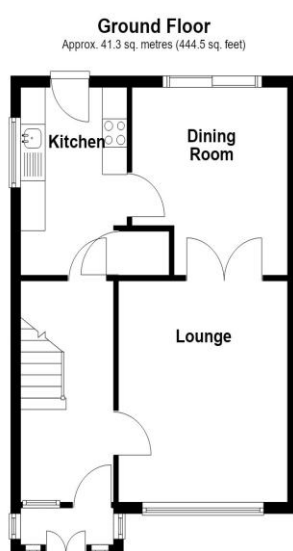
Bedroom Three to Front 2.9m x 2.2m (9'6" x 7'2")

Wet Room to Rear 2.2m x 1.8m (7'2" x 5'10")

Garage

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



Total area: approx. 77.0 sq. metres (829.0 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.