



110 Yarnfield Road, Birmingham, B11 3PJ

Price £235,000

This semi detached home situated in a popular residential location briefly comprises, hallway, lounge, kitchen, downstairs bathroom and two double bedrooms. There is an enclosed rear garden with brick built workshop with power and a block paved driveway to front providing ample parking and leading to the garage. This property is ideal for extending (subject to planning permission). Call Now To View !

Approach

Block paved driveway providing ample off road parking, access to garage and artificial lawned area.



Entrance Hallway

Radiator, cupboard housing wall mounted central heating boiler and ceiling light point.

Lounge

11'06 x 14'05 plus recess (3.51m x 4.39m plus recess)
Double glazed window, single glazed window with secondary glazing, fireplace, radiator and ceiling light point.



Kitchen

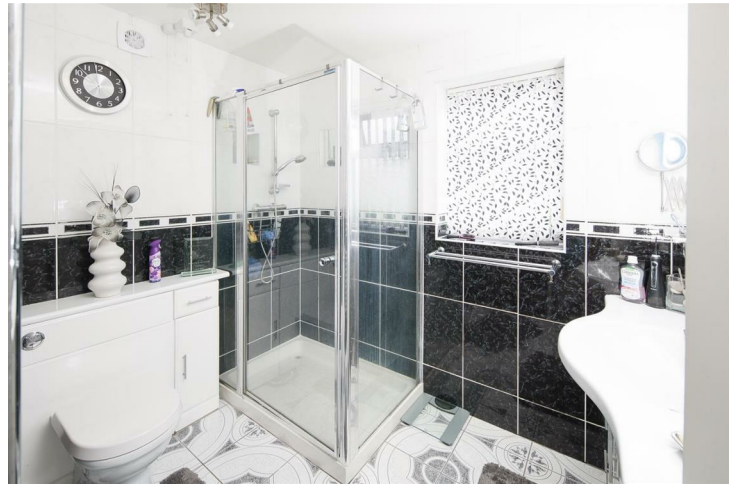
12'06 x 7'09 (3.81m x 2.36m)

Having wall, base and drawer units, space for white goods, space for cooker with extractor over, 1 1/2 sink with waste disposal, mixer tap and drainer, under stairs storage, heated towel rail, stairs rising to first floor accommodation, double glazed window and spotlights to ceiling.



Downstairs Shower Room

Double glazed window, low level w/c, shower enclosure with shower over, sink set in vanity unit, heated towel rail, two ceiling light points.



Landing

Access to insulated loft, radiator and double glazed window.

Bedroom One

15'08 max x 8'08 to robes (4.78m max x 2.64m to robes)

Double glazed window, built in wardrobes and overhead storage, radiator and ceiling light point.



Bedroom Two

8'04 max x 12'08 plus recess (2.54m max x 3.86m plus recess)

Double glazed window, radiator and ceiling light point.



Rear Garden

Patio area, artificial lawn, ornamental pond, enclosed to neighbouring boundaries and gated access to front.



Brick Built Workshop

Having power points and water, window to front and doors to front and rear.

Garage

7'09 x 15'11 max (2.36m x 4.85m max)

Up and over door to front, door to side and power.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

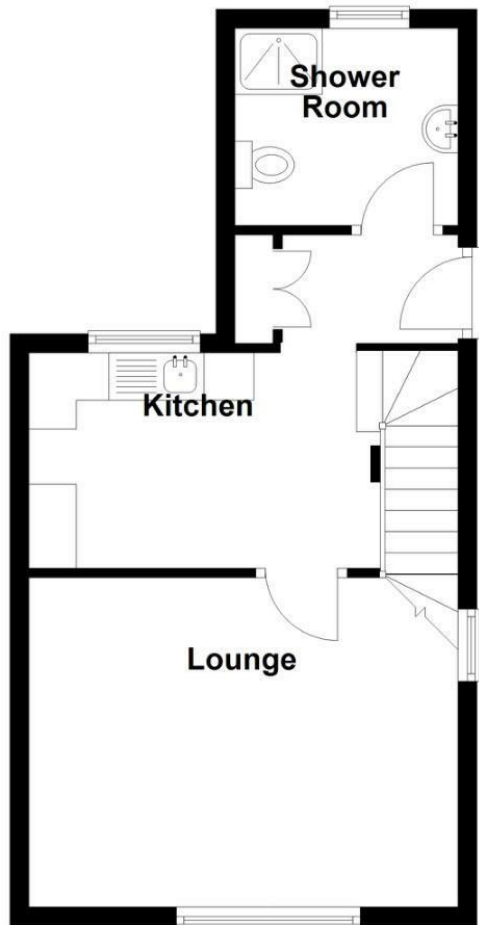
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - TBC

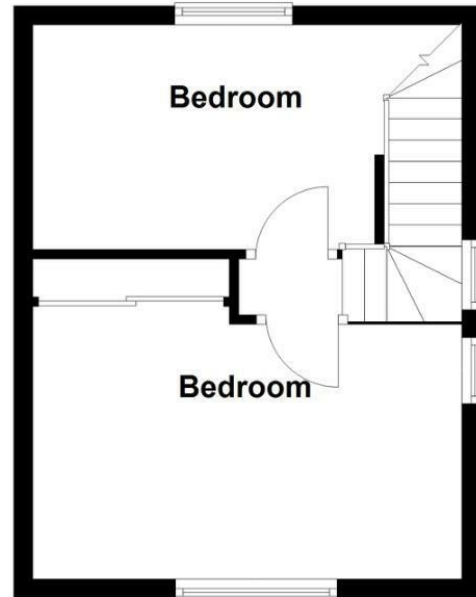
Ground Floor

Approx. 34.4 sq. metres (370.8 sq. feet)

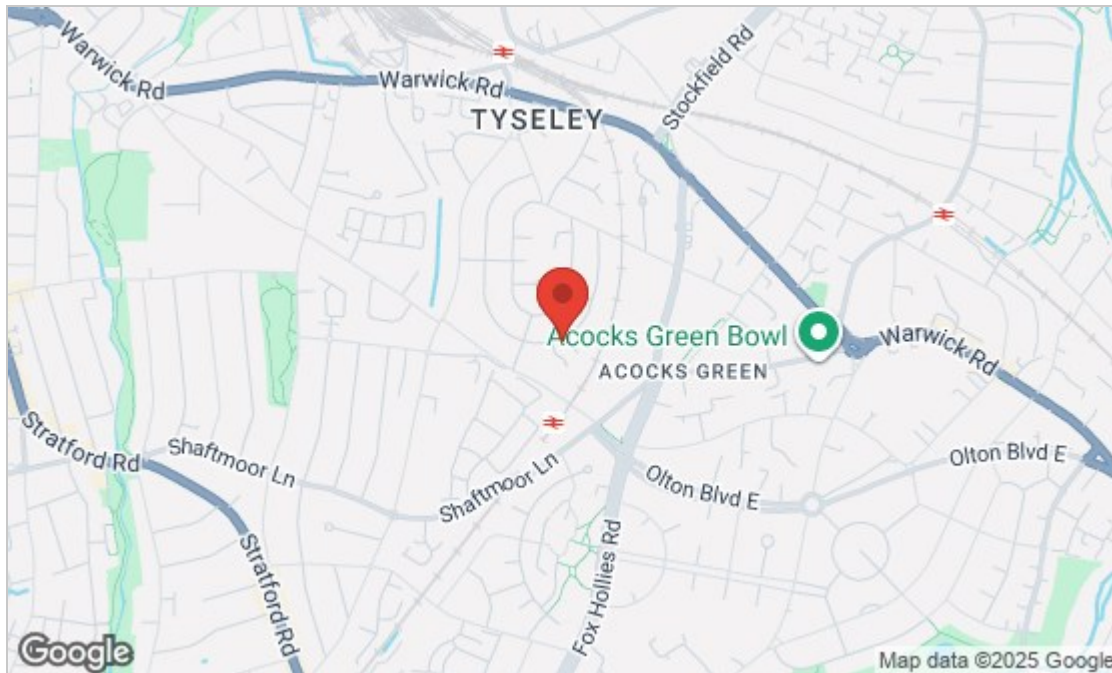


First Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



Total area: approx. 60.9 sq. metres (655.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales EU Directive 2002/91/EC		

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