



Offers Over £290,000

Sunnymead Road, Birmingham, B26 1LJ

- No Upward Chain
- Three Bedrooms to First Floor & Fourth Bedroom to the Ground Floor
- Beautifully Presented Extended Semi Detached Home
- Potential to Extend Further (subject to planning)
- Porch & Hallway
- Through Lounge
- Extended Kitchen
- First Floor Family Bathroom
- Rear Gym / Games Room with electrics and double glazed window and door
- Close to Local Schools Shops & Transport Links

EPC Rating

Current: D
Potential: C

Council tax band

Band = C

**** EXTENDED SEMI DETACHED HOME WITH POTENTIAL TO EXTEND FURTHER (subject to planning) ****
FOUR BEDROOMS (three to first floor one on ground floor) THROUGH LOUNGE *** POPULAR LOCATION! ****
360 VIRTUAL TOUR AVAILABLE ** NO UPWARD CHAIN **

THIS IS A FABULOUS FAMILY HOME!
situated in the SOUGHT-AFTER
SUNNYMEAD ROAD, YARDLEY AND
NEEDS TO BE VIEWED BEFORE IT IS
SNAPPED UP!! BEAUTIFULLY
PRESENTED.

CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING..

Accessed via DRIVEWAY providing
parking for 2/3 cars, the property
comprises of an entrance porch,
hallway, THROUGH LOUNGE,
EXTENDED KITCHEN, BEDROOM,
LOVELY MATURE FAMILY REAR
GARDEN with fruit trees and access to
REAR GYM / GAMES ROOM with
electrics and double glazed window
and door to the ground floor with
THREE BEDROOMS and BATHROOM
to the first floor.

The Property Also Benefits From
Central Heating & Double Glazing
(both where specified)

Energy Performance Certificate D

Additional Information

Mobile Coverage

EE - 84%

THREE 81%

VODAFONE -77%

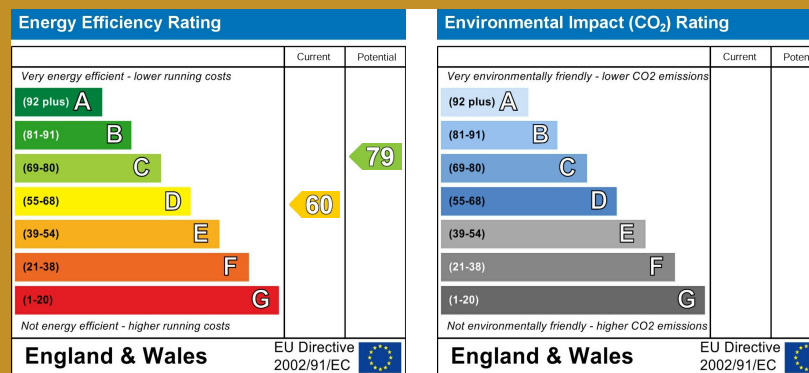
O2 -71%

Broadband Availability

Standard 14 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps





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