

CLIVE TANNER

WYATTS ESTATE AGENTS

Offers over £200,000

Bryn Arden Road, South Yardley, Birmingham B26 1JX

CLIVE TANNER

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Bryn Arden Road, South Yardley, Birmingham B26 1JX
view@clivetannerwyatts.co.uk | 0121 778 1318

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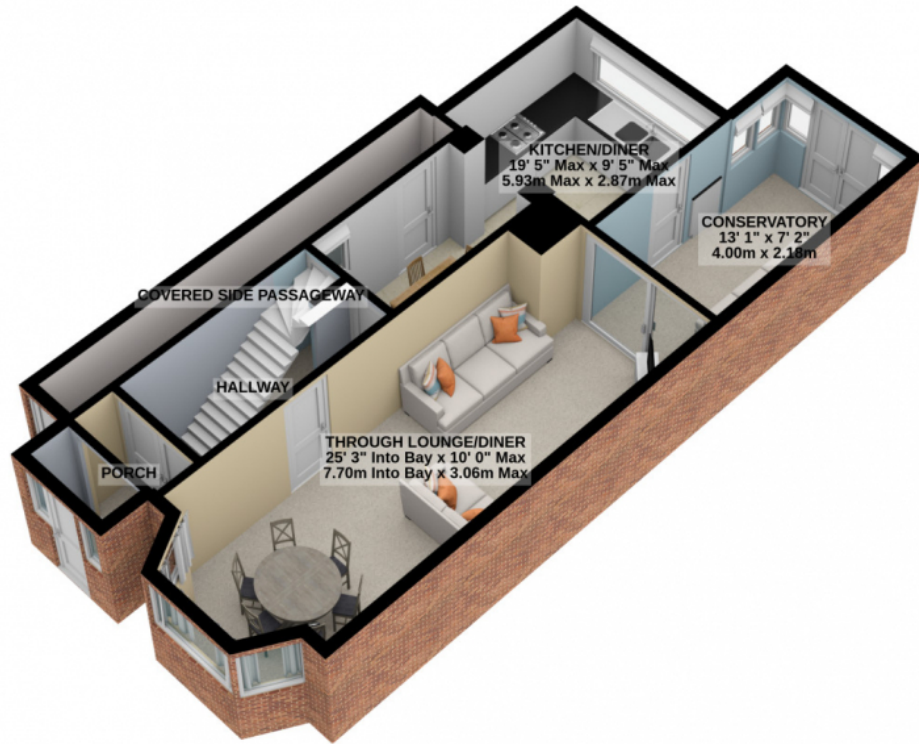
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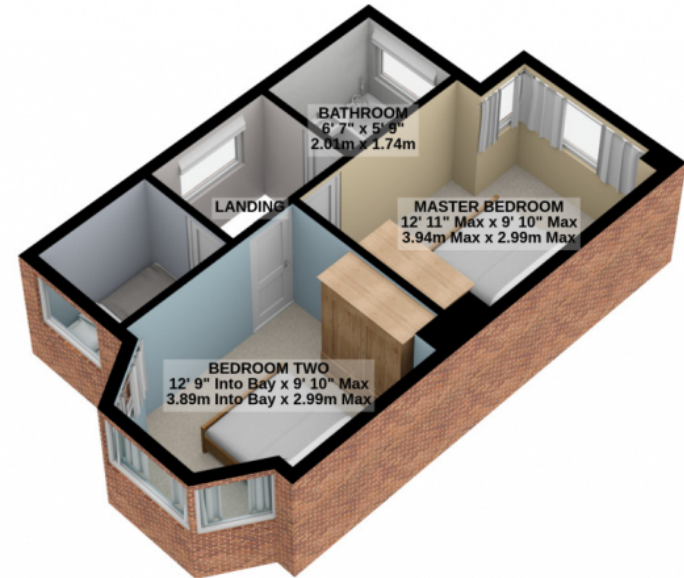
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GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



BRYN ARDEN ROAD, YARDLEY B26 1JX - CLIVE TANNER WYATTS 0121 778 1318
TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Property Details:

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Room Dimensions

GROUND FLOOR ACCOMMODATION

Entrance Porch 1.70m x 1.38m (5.58ft x 4.53ft)

Hallway 2.97m Max x 1.66m Max (9.74ft Max x 5.45ft Max)

Main Reception Room 7.79m Into bay x 3.02m Max (25.56ft Into Bay x 9.91ft Max)

Garage/ storage 4.95m x 0.76m (16.24ft x 2.49ft)

Kitchen 6.01m Max x 2.87m Max (19.72ft Max x 9.42ft Max)

Conservatory 4.08m x 2.35m (13.39ft x 7.71ft)

FIRST FLOOR ACCOMMODATION

Landing


Master Bedroom 3.95m Max x 2.99m Max (12.96ft Max x 9.81ft Max)

Bedroom Two 3.90m Into Bay x 2.98m Max (12.80ft Into Bay x 9.78ft Max)

Bedroom Three 1.93m x 1.75m (6.33ft x 5.74ft)

Bathroom 2.03m x 1.74m (6.66ft x 5.71ft)

Outside Garage 5.82m x 5.57m (19.09ft x 18.27ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: Bryn Arden Road, South Yardley, Birmingham B26 1JX

Scan below to view the property detail



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