



smarthomes

## Barrows Lane

Yardley, Birmingham, B26 1SA

- A Traditional Style Semi-Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- Conservatory

**Offers Over £310,000**

EPC Rating - 40

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a tarmacadam and stone chipped driveway providing off road parking, a brick wall and wrought iron gates to front boundary and low level fencing to side boundaries. Wooden double gates lead to the rear garden and a UPVC double glazed doors leading into

### Porch

With laminate flooring, light point, UPVC double glazed window to side and a further UPVC double glazed door leading to

### Entrance Hallway

With laminate flooring, UPVC double glazed window to side, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



### Lounge to Front

13' 9" x 13' 1" (4.2m x 4m) With a UPVC double glazed bay window to front elevation and further UPVC double glazed window to front, laminate flooring, coving to ceiling, wall mounted radiator, ceiling light point and feature wall mounted electric fire

### Open Plan Kitchen/Diner to Rear

#### Kitchen Area

11' 1" x 7' 10" (3.4m x 2.4m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for Range style cooker with extractor hood over, space and plumbing for washing machine and dishwasher, tiling to splash back areas, wall mounted gas central heating boiler, ceiling light point, a double glazed window to the rear aspect and access to



#### Dining Area

12' 5" x 10' 9" (3.8m x 3.3m) With a wall mounted radiator, feature wall mounted electric fire, coving to ceiling, ceiling light point and a UPVC double glazed door with matching side windows leading to



#### Conservatory

8' 6" x 6' 6" (2.6m x 2m) Of UPVC construction with sliding patio door to garden, polycarbonate roof, fitted work surface with space below for additional white goods and wall lighting

#### Landing

With ceiling light point, obscure UPVC double glazed window to side, loft hatch, coving to ceiling and door leading off to



#### Bedroom One to Front

13' 5" x 11' 5" (4.1m x 3.5m) With a double glazed bay window to front elevation, radiator, ceiling light point and a range of built in wardrobes

#### Bedroom Two to Rear

12' 5" x 10' 9" (3.8m x 3.3m) With double glazed window to rear elevation, exposed floorboards, radiator and ceiling light point



### Bedroom Three to Rear

8' 2" x 7' 10" (2.5m x 2.4m) With double glazed window to rear elevation, coving to ceiling, radiator and ceiling light point

### Family Bathroom to Side

9' 2" x 4' 11" (2.8m x 1.5m) Being fitted with a white suite comprising of a corner bath with Triton electric shower over, feature wash hand basin and a low flush W.C. Airing cupboard, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation

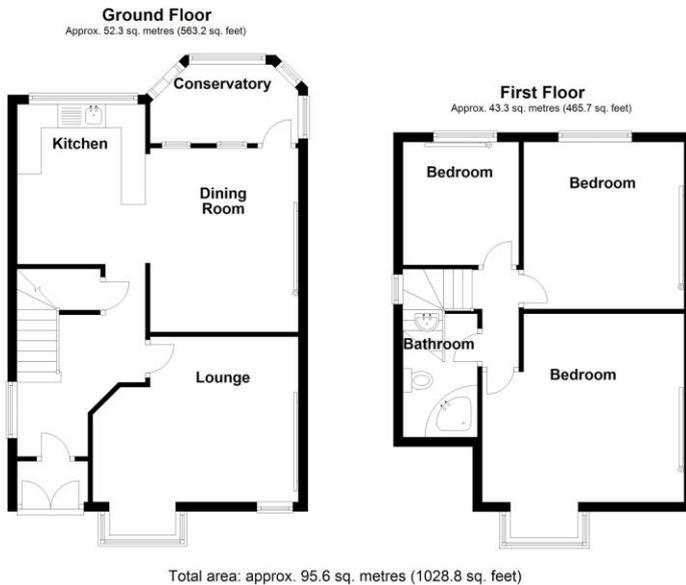


### Rear Garden

Being mainly laid to lawn with a paved patio areas, planted borders, exterior lighting, pond, timber potting shed, panelled fencing to boundaries and wooden double doors to property frontage

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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 and 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.