



smarthomes

## The Garth

Yardley Wood, Birmingham, B14 4EX

- A Beautifully Presented End Terrace Property
- Three Double Bedrooms
- Dining Kitchen
- Re-Fitted Family Bathroom

**Offers Over £200,000**

EPC Rating 64

Current Council Tax Band A





## Property Description

The property is set back from the road behind a shrubbery fore garden with paved pathway extending to gated side access to rear garden and canopy porch with composite front door leading through to

### Entrance Hallway

With tiled flooring, radiator, stairs leading to the first floor, ceiling light point and door leading through to



### **Attractive Lounge to Front**

16' 0" x 13' 5" (4.88m x 4.09m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator, useful under-stairs storage cupboard and door leading through to



### **Dining Kitchen to Rear**

16' 8" x 9' 2" (5.08m x 2.79m) Being fitted with a range of wall and base units with complementary work surfaces, sink and drainer unit with mixer tap, freestanding cooker, space and plumbing for washing machine, space for fridge freezer, built-in storage cupboard housing Worcester boiler, radiator, ceiling light points, wood effect flooring, double glazed window to rear and double glazed sliding patio door leading out to the rear garden



### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, access to loft space and doors leading off to

#### **Bedroom One to Rear**

12' 9" x 8' 10" (3.89m x 2.69m) With double glazed window to rear elevation, radiator and ceiling light point

#### **Bedroom Two to Front**

10' 2" x 10' 2" (3.1m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point



#### **Bedroom Three to Rear**

9' 2" x 7' 2" (2.79m x 2.18m) With double glazed window to rear elevation, radiator and ceiling light point



### Re-Fitted Family Bathroom

7' 2" x 6' 2" (2.18m x 1.88m) Being re-fitted with a three piece white suite comprising; panelled bath with feature thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, low flush WC and floating vanity wash hand basin, with Metro tiling to water prone areas, decorative tiled flooring, obscure double glazed window to side, ladder style radiator and spot lights to ceiling

### Rear Garden

Being mainly laid to lawn with paved patio, hedgerow and fencing to boundaries, external tap, side gate access and large timber shed

### 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 vendor. Current council tax band - A



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>		78
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(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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