

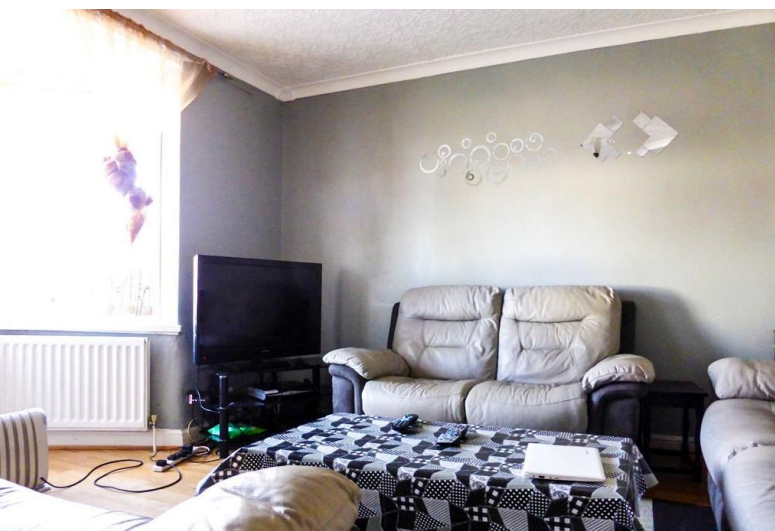
391 Hobmoor Road

Yardley, B25 8UF

- 4 Bedrooms (loft room)
- 2 Reception Rooms
- Kitchen
- Bathroom

Offers In Region Of £154,950





APPROACH

block paved drive providing off-road parking, leading to

RECEPTION ROOM

10' 9" x 11' 8" (3.29m x 3.57m) double glazed front bay window, central heating radiator

RECEPTION ROOM

13' 11" x 12' 1" (4.25m x 3.70m) double glazed window to rear elevation, central heating radiator, door to storage area, utility area & kitchen

KITCHEN

6' 0" x 12' 6" (1.83m x 3.82m) kitchen including eye level wall mounted cupboard, work top surface with base cupboards, stainless steel sink unit, space/facilities for cooker, complimentary tiles to walls, plumbing in place for washing machine, extractor unit, Heatline combi boiler, double glazed window to rear elevation, UPVC door leading to

UTILITY ROOM

10' 3" x 8' 3" (3.13m x 2.54m) double glazed windows overlooking garden area, plastic sheeting to roof, and partly towards party wall, UPVC door leading to garden

GARDEN

Mainly paved, panelled fencing to borders, and shared access to front of the building.

STAIRS & LANDING

doors leading to

BEDROOM 1

9' 6" x 11' 10" (2.91m x 3.62m) double glazed windows to front of the property, and central heating radiator.

BEDROOM 2

14' 0" x 9' 6" (4.28m x 2.90m) double glazed window towards rear elevation of the property, and central heating radiator

BEDROOM 3

8' 9" x 7' 4" (2.68m x 2.25m) double glazed window towards the front elevation, central heating radiator

BATHROOM

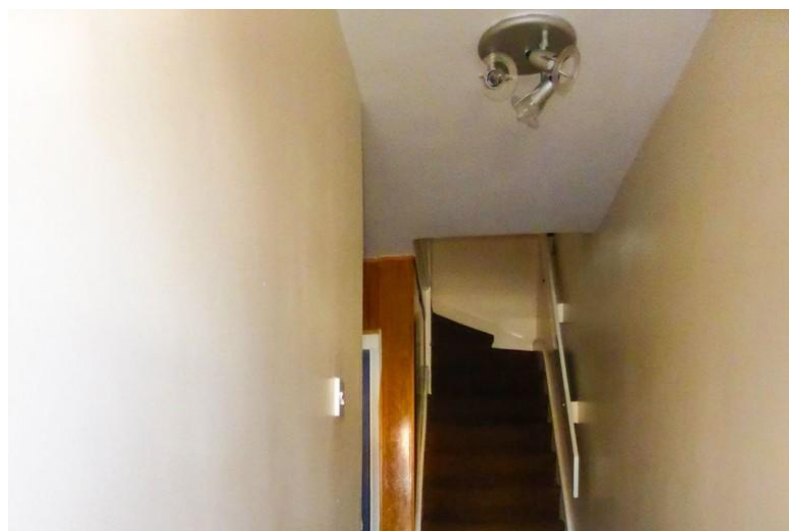
6' 7" x 7' 3" (2.01m x 2.23m) clad ceiling, corner bath suite, complimentary tiles, hand wash basin, WC, electric shower, towel radiator, vinyl flooring

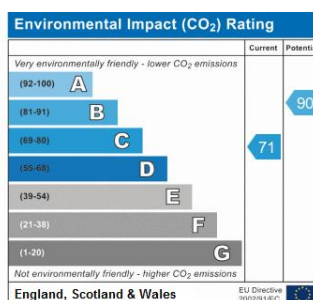
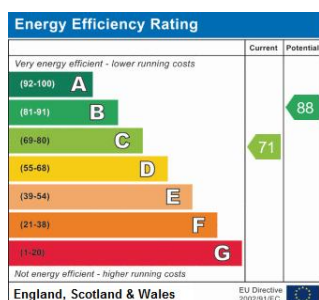
BEDROOM 4

17' 1" x 11' 5" (5.23m x 3.50m) sky light window, central heating radiator, and extra storage space

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. References of the tenure of the property are based on the information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Prospective purchasers and/or lessees ought to seek their own professional advice.

The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





COUNCIL TAX BAND
Tax band A

TENURE
Freehold

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