



# Property Link

Estate Agents



## Farndon Road

Birmingham, B8 3HS

Offers In The Region Of £140,000



Property Link Estate Agents are pleased to present this THREE Bedroom mid-terraced property which has the benefits of Three Bedrooms, Two Reception Rooms, Fitted Kitchen, Family Bathroom and is also Central heated and Double Glazed.

MUST BE VIEWED TO BE APPRECIATED.



## Front Garden

Patio Garden. Wall off perimeter.

## Entrance Hall

Ceiling Light Point. Central heating radiator. Doors leading to Reception Room One and Reception Room Two.

## Reception Room One

9'7" x 11'1" (2.93m x 3.40m)

Ceiling Light Point. Carpeted Floor. Doubled Glazed Window Elevation to Front.

## Reception Room Two

11'1" x 11'3" (3.40m x 3.44m)

Ceiling Light Point. Central Heating Radiator. Carpeted Floor. Double Glazed Window Elevation to Rear.

## Kitchen

5'6" x 17'6" (1.70m x 5.35m)

Ceiling Light Point. Central Heating Radiator. Stainless Steel Sink & Mixer Tap. Tiled Walls. Wooden Work Top. Wall Mounted Unit. Doors leading to Bathroom and Garden. Double Glazed Window Elevation to Rear.

## Bathroom

6'3" x 6'9" (1.91m x 2.08m)

Ceiling Light Point. Low Level WC. Lino Floor. Pedestal hand wash basin. Panelled Bath. Central Heating Radiator. Double Glazed Window Elevation to Rear.

## First Floor Landing

Ceiling Light Point. Stair Hand Rail. Carpeted Floor. Doors Leading to Bedroom One, Bedroom Two and Bedroom Three.

## Bedroom One

11'0" x 11'1" (3.36m x 3.40m)

Ceiling Light Point. Carpeted Floor. Central Heating Radiator. Double Glazed Window Elevation to Front.

## Bedroom Two

8'10" x 11'3" (2.71m x 3.44m)

Ceiling Light Point. Carpeted Floor. Central Heating Radiator. Double Glazed Window Elevation to Rear.

## Bedroom Three

8'10" x 11'3" (2.71m x 3.44m)

Ceiling Light Point. Carpeted Floor. Central Heating Radiator. Storage Cupboard. Double Glazed Window Elevation to Rear.

## Rear Garden

Patio Garden. Fenced off perimeter. Rear entrance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		74
EU Directive 2002/91/EC		

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