



Farnol Road, Birmingham

Guide Price £320,000





## PROPERTY OVERVIEW

Presenting this charming three-bedroom semi-detached property located on a tranquil cul-de-sac, offering a peaceful retreat from the hustle and bustle of daily life. Boasting the potential to extend, subject to necessary planning permission, this residence presents a wonderful opportunity for those looking to tailor a home to their specific desires. Upon entering, you are greeted by an inviting hallway with ample storage and downstairs WC, the hallway leads to a spacious living room that spills effortlessly into the rear garden, enhancing the sense of space and tranquillity. The living room extends into a well-appointed dining room through a set of double doors, creating a seamless flow for entertaining. The fitted kitchen comes equipped with integrated appliances, catering to culinary enthusiasts. Upstairs, two double bedrooms with fitted storage complement a versatile single bedroom that could serve as a cosy home office or nursery. A family bathroom conveniently services all bedrooms. Completing this offering is the expansive rear garden, accompanied by a generous garden room suitable for a variety of uses. Additionally, a driveway at the front provides parking for multiple vehicles, enhancing the convenience of this delightful property.





## PROPERTY LOCATION

Yardley is to the east of Birmingham city centre and is named in the Domesday Book and was referred to as early as 972 in King Edgar's charter where it is named Gyrdeah. The parish of Yardley was added to Birmingham and Warwickshire in 1911. The main shopping area is known as Yew Tree and in 2012 the Swan Shopping Centre was opened on the site of the old swan centre which used to hold markets. There are regular bus links to Birmingham City Centre, Solihull Town Centre and Chelmsley Wood and the nearest railway station is Stechford with links to Birmingham City Centre, Coventry & London. There are five main primary schools and two secondary schools.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Scope To Extend Subject To Planning Permission
- Spacious Living Room & Dining Room
- Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms With Fitted Wardrobes



## PORCH

## HALLWAY

## LIVING ROOM

14' 8" x 10' 10" (4.46m x 3.30m)

## DINING ROOM

14' 10" x 10' 8" (4.53m x 3.24m)

## KITCHEN

26' 11" x 8' 4" (8.20m x 2.55m)

## WC

6' 0" x 2' 2" (1.83m x 0.67m)



## **FIRST FLOOR**

### **BEDROOM ONE**

14' 8" x 8' 8" (4.48m x 2.65m)

### **BEDROOM TWO**

14' 10" x 8' 4" (4.52m x 2.55m)

### **BEDROOM THREE**

8' 4" x 6' 6" (2.54m x 1.99m)

### **BATHROOM**

7' 7" x 6' 10" (2.30m x 2.08m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 103 sq.m (1108 sq.ft) approx

### **OUTSIDE THE PROPERTY**

#### **GARDEN ROOM**

15' 1" x 15' 3" (4.59m x 4.65m)

#### **GOOD SIZE REAR GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Siemens oven, De dietrich hob, extractor, dishwasher, all carpets, some blinds, fitted wardrobes in bedroom one and two and stainless steel storage box in the garden.

#### **ADDITIONAL INFORMATION**

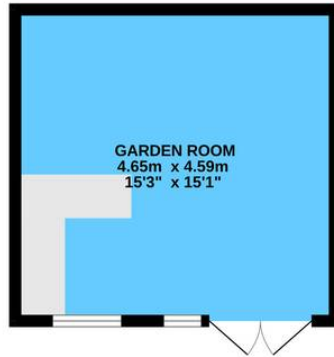
Services – Mains gas, electricity and water on a meter  
Broadband – Sky Loft Space – Boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



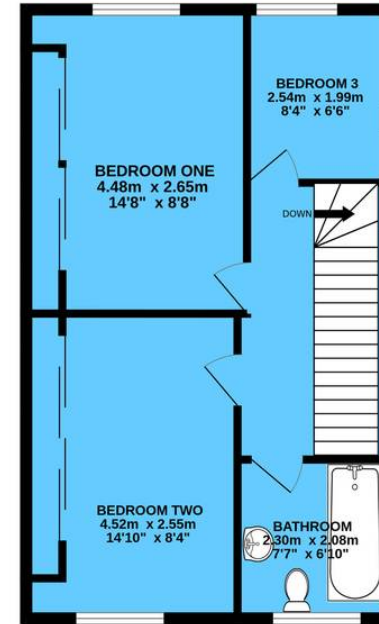
OUTBUILDING



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 123.3 sq.m. (1327 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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